

Franklin Township

Somerset County, New Jersey



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Technical Review Committee

MEMORANDUM

To: Zoning Board of Adjustment

From: Technical Review Committee

Date: August 20, 2020

Re: Joseph McGuire – Impervious Surface “C” Variance for Patio
14 Sherman Circle (Block 401; Lot 24)

As requested, we have reviewed the submitted application materials listed below and issue the following report for the Board’s consideration.

Site and Project Description

The subject site is a roughly 20,000 square foot site within the R-20 Residential zoning district. The site is currently improved with a single-family home which is served by public water and sewer.

The application seeks to erect a 36-foot by 23-foot (828 square foot) patio to the rear of the existing house. The following variance is required:

- *Impervious Coverage*: 25% permitted – roughly 26% existing - 31% proposed

The application materials (most relevant portions included in this memorandum) show:

- the size and location of the patio; and
- the applicant’s justification for the variance

Variations - Overview

‘C’ Variations

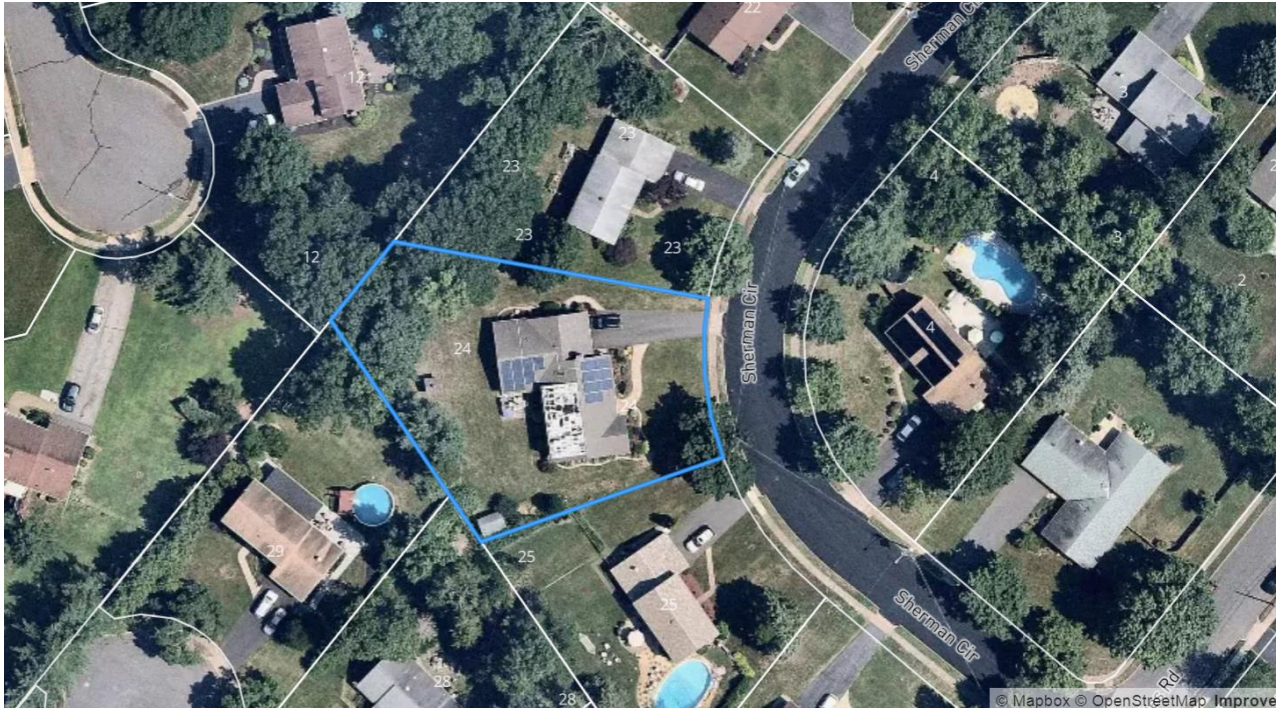
With respect to the ‘c’ variations, the applicant needs to demonstrate whether each would satisfy the c-1 (hardship) and/or c-2 (advancement of the MLUL) criteria.

With respect to the c-2 criteria, the applicant would need to demonstrate that the proposed variations would represent a better zoning alternative than compliant development such that the purposes of the MLUL would be advanced. Alternatively, the applicant would need to prove that a hardship (C-1) exists such that the application cannot be made to comply.

With respect to the negative criteria, the applicant must demonstrate that the variances would not result in substantial detriment to the public good (“1st prong” of negative criteria) and will not substantially impair the intent and purpose of the zone plan and zoning ordinance (“2nd prong of negative criteria). Finally, the applicant must prove that benefits of granting the variances would substantially outweigh any detriments resulting from grant of the variances.

Review Comments

1. The TRC offers no comments or concerns related to the variance request.



FOR OFFICIAL USE ONLY

Planning Board

Zoning Board of Adjustment

Name of Application: _____

Docket Number: _____

PART A

APPLICANT REQUESTS THE FOLLOWING:

Explain, in detail sufficient for the Board to understand the nature of the proposal, the exact nature of the proposed application and proposed physical modifications to be made to the site, building(s) and/or signage including the proposed use of the premises.

Hello! We would like to request a Variance to exceed the 25% maximum impervious surface coverage ordinance in order for us to install a larger paver patio in the back of our house for our family's enjoyment. We would like to remove our current 384 square foot solid concrete patio slab and replace it with a larger sized paver patio that will be approximately 828 square feet. We would use eco-friendly, permeable pavers that we would like to enclose with a 24 inch tall block wall perimeter and (4) 36 inch tall columns. Please see the enclosed schedules for additional details.

Identify the type of variance(s) requested. Check all that apply.

"C" Variance(s)

The strict application of the provisions of the Development Ordinance would result in peculiar and exceptional practical difficulties or exceptional and undue hardship - N.J.S.A., 40:55D-70.C(1)

The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment - N.J.S.A., 40:55D-70.C(2)

"D" Variance(s):

Use or principal structure in a district restricted against such use or principal structure - N.J.S.A., 40:55D-70.D(1)

Expansion of a nonconforming use - N.J.S.A., 40:55D-70.D(2)

Deviation from a specification or standard pertaining solely to a conditional use - N.J.S.A., 40:55D-70.D(3)

Increase in the permitted floor area ratio - N.J.S.A., 40:55D-70.D(4)

Increase in the permitted density - N.J.S.A., 40:55D-70.D(5)

Height of a principal structure exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure - N.J.S.A., 40:55D-70.D(6)

Joseph A. McGuire (Homeowner)
14 Sherman Circle, Somerset, NJ 08873
Block # 401 Lot# 24
Mobile: 908.420.8889 Fax: 732.902.6605 Email: JosephAMcGuire@aol.com

Re: ZONING APPLICATION DESCRIPTION OF IMPERVIOUS SURFACE - PERMEABLE PAVER PATIO

Description of the Project:

1. Paver Patio

We would like to remove our current 384 square foot (14' x 16') concrete patio slab and replace it with a larger sized paver patio that will be approximately 828 square feet (36' x 23'). The new paver patio will utilize eco-friendly, permeable pavers that will be partially enclosed with 24 inch tall block walls and (4) 36 inch tall columns.

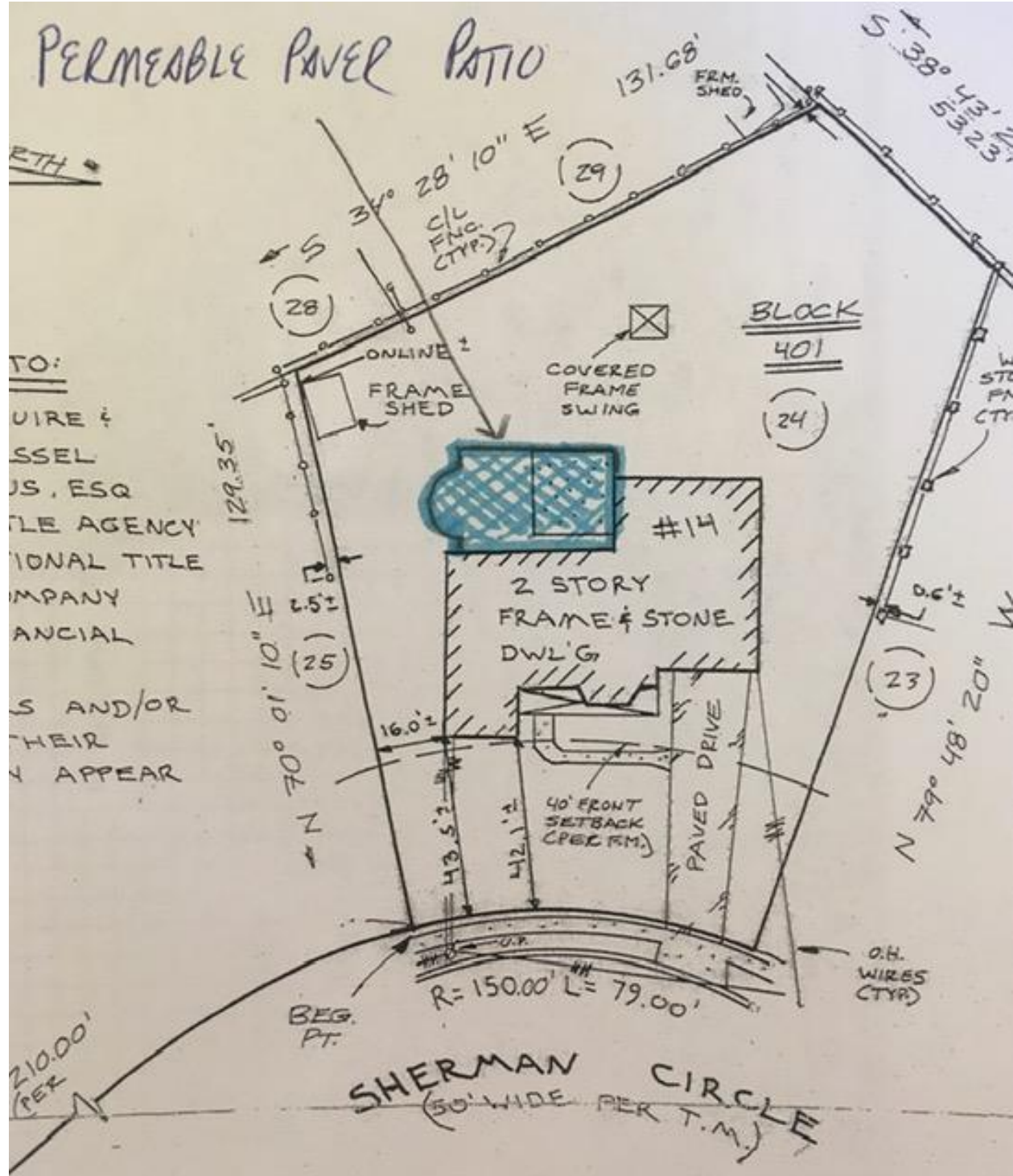
Please see the following enclosed documents:

- * The Zoning Permit Application for Impervious Surface with our \$30 check.
- * A photocopy of our signed/sealed survey with the proposed patio drawn in.
- * A detailed depiction of the paver patio drawn to scale.
- * "Before" and "After" Paver Patio drawings that I prepared to assist with a visual depiction of the proposed paver patio.
- * Techo Bloc Permeable Paver information

PERMEABLE PAVEMENT PATIO

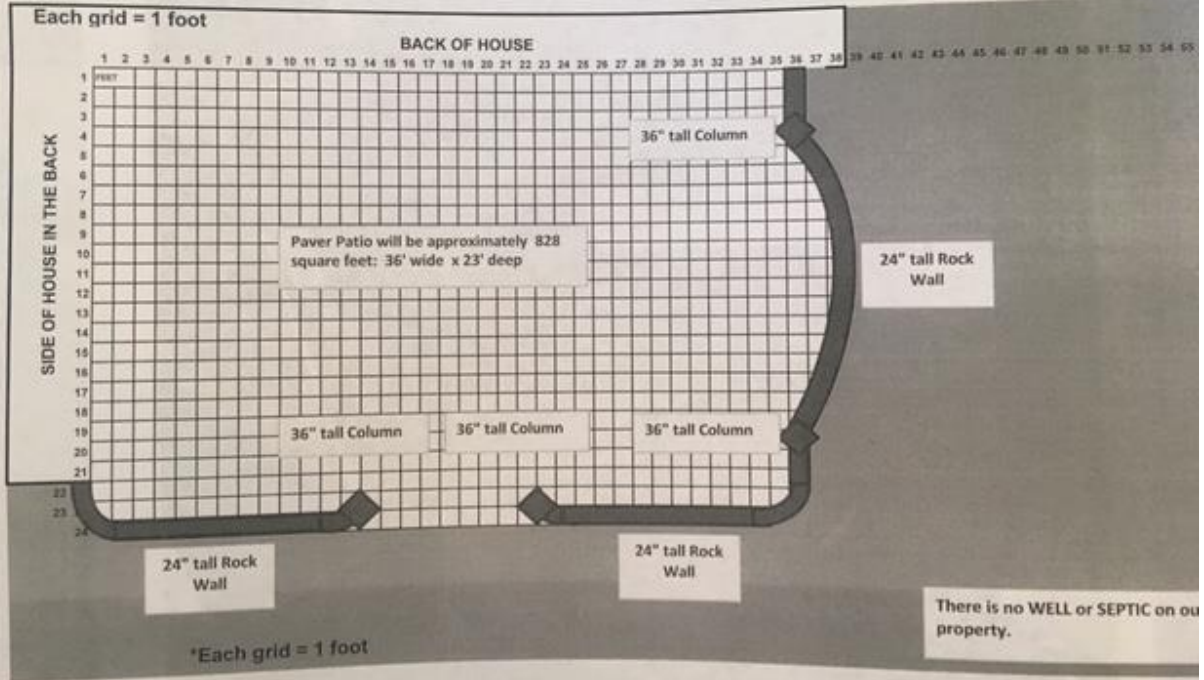
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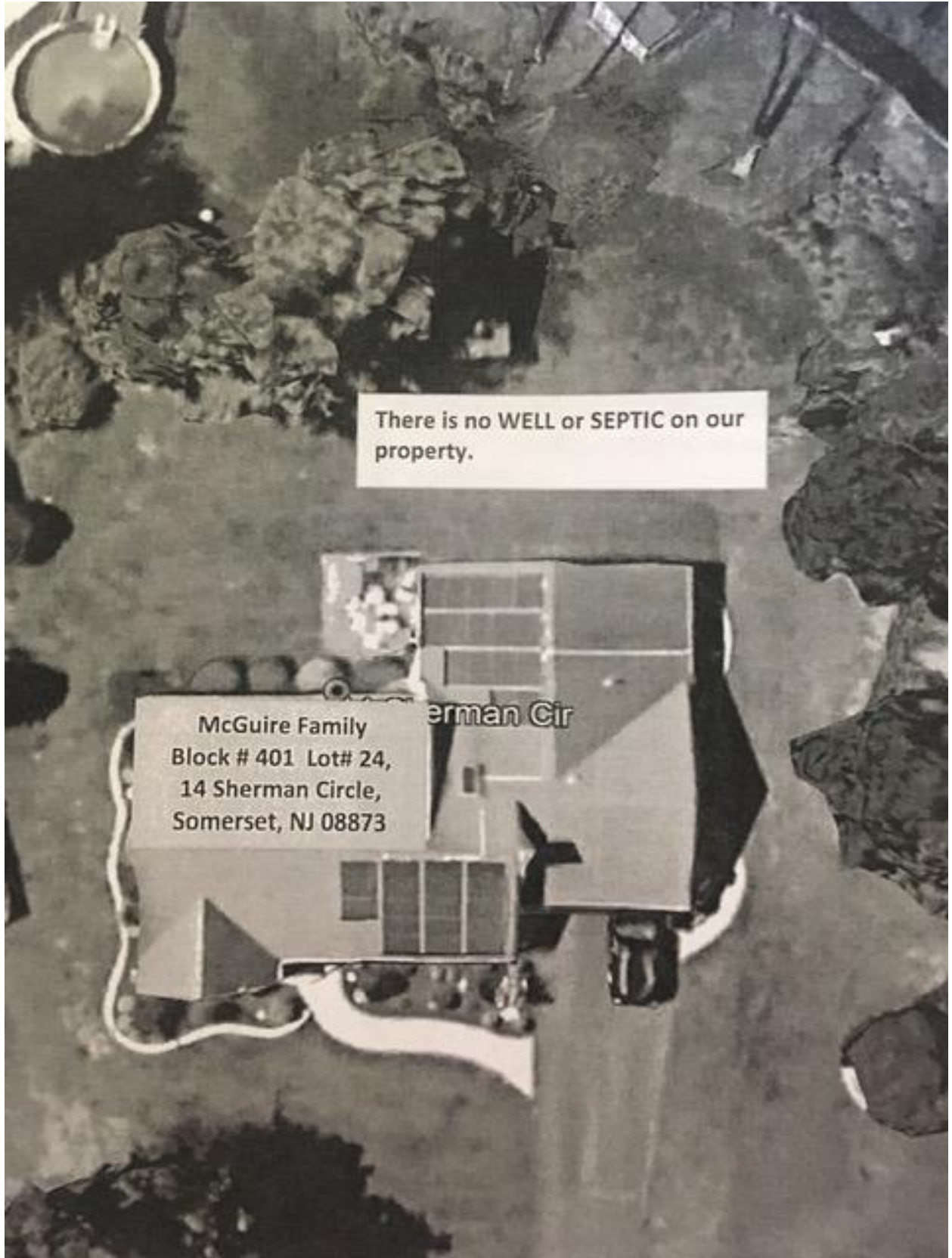
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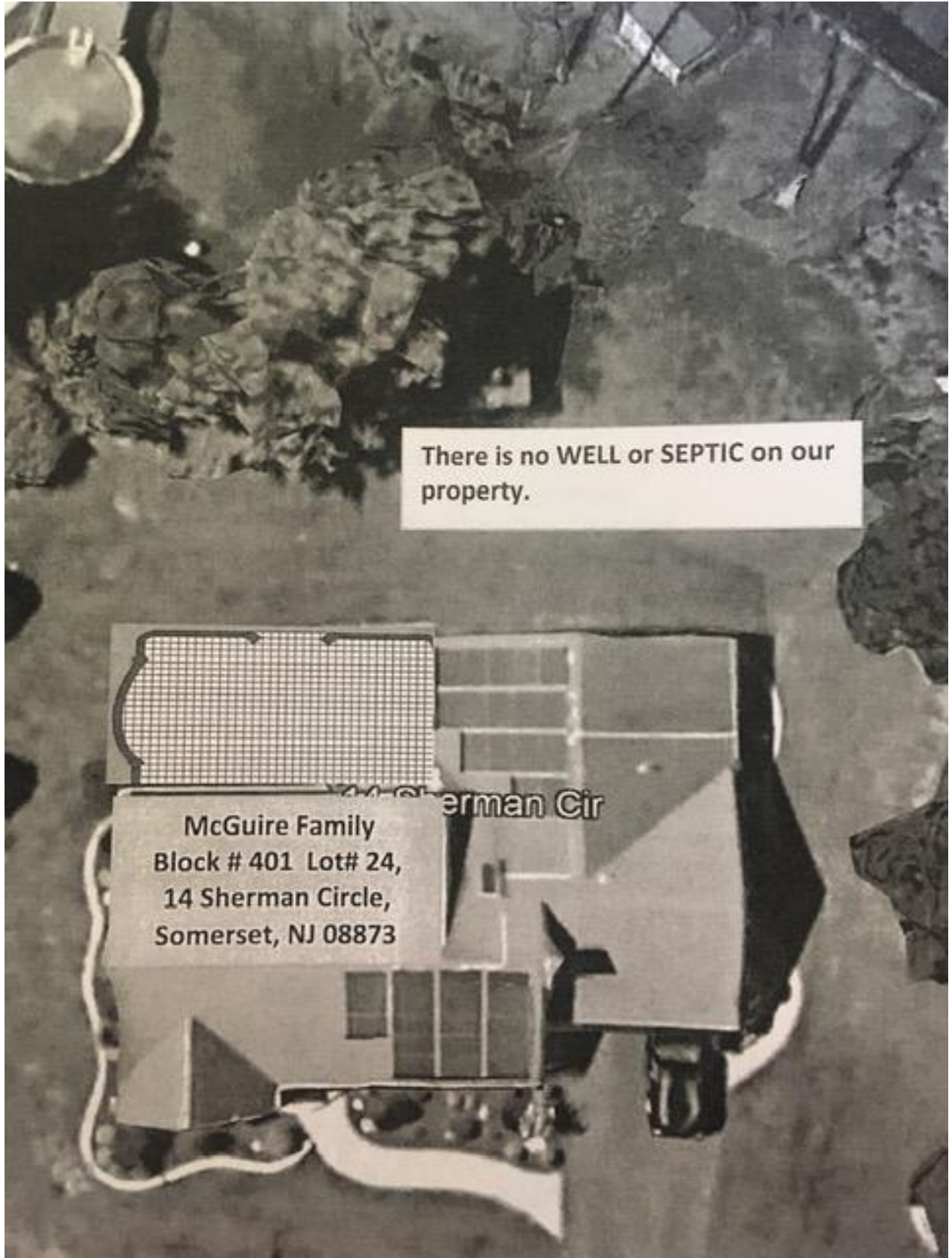


Joseph A. McGuire (Homeowner) - 908.420.8889
14 Sherman Circle, Somerset, NJ 08873
Block # 401 Lot# 24

DETAILED DEPICTION OF PROPOSED PAVER PATIO







There is no WELL or SEPTIC on our property.



McGuire Family
Block # 401 Lot# 24,
14 Sherman Circle,
Somerset, NJ 08873

Sherman Cir

Permeable Pavers

EE BY CATEGORIES

HOME / PRODUCTS / PERMEABLE PAVERS

Techo-Bloc offers various eco-conscious and cost-effective pavements for residential and commercial storm water management. These permeable pavements were designed to allow for the proper percolation of surface water into the ground; reducing the risk and severity of flooding, eliminating puddles, speeding up the melting process of snow, reduced winter ice hazards and cost-savings on de-icing salt and snow removal. Many municipalities encourage the use of permeable pavements by offering tax incentives, utility fee reductions, expedited permitting and increased percentage of pave-able land surface with your local government to see if they offer and local incentives for permeable pavements. [Read Less](#)

1/2020

Permeable Pavers | Techo-Bloc



PATIO SLABS
(/shop/slabs/blu-60-slate/)

Blu 60 Slate

Best-seller slate patio stones in multiple sizes backyard pool decks & walkways.



BLU 60 mm

DESCRIPTION: Slab TEXTURE: Slate, Slate Aged and HD² Slate

PALLET OVERVIEW



NOTES

See page 16 to 19 for more technical information. When used in a permeable pavement application, see page 89 to 95 for more technical information.

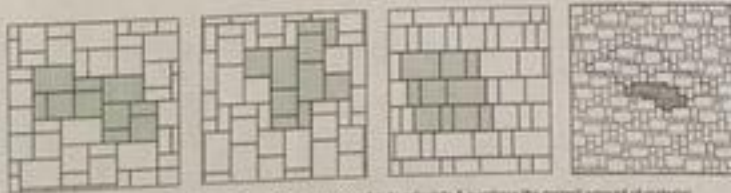
*Harvest gold is only available in Midwestern USA. See page 13 for list of Eastern and Midwestern States.

JOINT WIDTH: 9/32" (7 mm)
 % OF SURFACE OPENING: 3.0 %
 INFILTRATION RATE: 570 IN./HR
 (14 475 MM/HR)

Specifications per pallet	Imperial	Metric
Cubing	116.82 ft ²	10.96 m ²
Approx. Weight slate	3 148 lbs	1 428 kg
Approx. Weight slate aged	3 170 lbs	1 438 kg
Approx. Weight HD² Slate	3 268 lbs	1 482 kg
Number of rows	11	
Coverage per row	10.62 ft ²	0.99 m ²
Linear coverage per row	9.81 lin. ft	3.02 lin. m

Unit dimensions	in	mm	Units /pallet
Height	2 3/8	60	44 units
Width	13	330	
Length	6 1/2	165	
Height	2 3/8	60	44 units
Width	13	330	
Length	13	330	
Height	2 3/8	60	22 units
Width	13	330	
Length	19 1/2	495	

01 | Modular pattern 02 | Modular pattern 03 | Linear pattern 04 | Modular pattern
 55% Blu 60
 45% Blu Grande



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

