

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.

Proposed in-ground pool and patio area

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)

December 2018



Identify requested variances from the requirements of the Franklin Township Land Development Ordinance:

<u>Ordinance Section</u>	<u>Requirement</u>	<u>Proposed Deviation</u>
§112-_____	Front yard - 40' req'd	35.2' proposed (JFK Blvd)
§112-_____	Sideyard - 15' req'd	10' proposed
§112-_____	Impervious cov - 25%	31.3% proposed
§112-_____	_____	_____
§112_____	_____	_____
§112_____	_____	_____
§112-_____	_____	_____

PART B

APPLICANT: Individual Partnership Corporation

APPLICANT: Owner Applicant Other _____

Name Catherine C. Cunningham

Street Address 6 Tamarack Rd Apt./Ste/Unit # _____

City Somerset State NJ Zip Code 08873

Phone 347-466-3849 Fax _____

Email cccatherine1021@gmail.com

OWNER (if different from Applicant):

Name _____

Street Address _____ Apt./Ste/Unit # _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Email _____

PART C

Note: "*" indicates not required in association with signage variances

SUBJECT PROPERTY:

Block/s 364 Lot/s 17 Zone R-20

Street Address 6 Tamarack Rd

City Somerset State NJ Zip Code 08873

Approximate Site Size * 1/3 acre Acres/ 15,000 sf Sq. ft.

Present use of the property, specify: residential

Proposed use of the property, specify: residential

Public water available: * [X] Yes [] No If not, proposed? [] Yes [] No

Public sanitary sewer available: * [X] Yes [] No If not, proposed? [] Yes [] No

Describe any off tract improvement required or proposed* N/A

Deed restrictions, covenants, easements, association by-laws:

[] Yes (Provide a copy) [X] No [] Proposed (Must be submitted for review)

Does the applicant own any contiguous property?* [] Yes [X] No

If yes, state the address, block and lot of such property: *

Has there been any previous appeal, request, or application to this or any other Township Boards involving this property? [] Yes [X] No

If, yes, state type, docket number, the nature and date of such appeal:

How long has the present owner had title to this property? * 1 year

Is the property under contract to be sold? [] Yes [X] No

If yes, state the date of contract and name of the contract purchaser:

PART D

Identify if the application is proposed to be bifurcated (i.e., variances identified herein sought at this time with approval for other development approvals, such as subdivision and/or site plan approval, to be sought at a later date): Yes No

If not bifurcated, identify the associated development approvals sought at this time (check all that apply):

- Waiver of Site Plan
- Minor Site Plan
- Preliminary Site Plan
- Final Site Plan
- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Conditional Use Approval
- Other(s) (Specify: _____)

Note: Applicant must consult the respective Instruction Sheet(s) and Submission Checklist(s) for the associated development approvals being sought at this time. The submission will not be deemed an Application for Development unless all required submissions are provided for all requested development approvals.

If bifurcated, identify the nature of subsequent development approvals to be sought: _____

For signage variances indicate the following:

- Single Tenant Building
- Multiple Tenant Building

PART E

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 under N.J.S.A.. 40:55D-70.C(1)

List in detail wherein this case conforms to this requirement, including, if applicable, reference to exceptional narrowness, shallowness or shape of the property, or exceptional topographic conditions or physical features uniquely affecting the property, or extraordinary and exceptional situation uniquely affecting the property or the structures lawfully existing thereon.

- Due to the larger footprint of the house, staying within the required 25% of impervious area is difficult.
- Because the preexisting house extends further back than the neighboring houses, staying within 40' of JFK Blvd is also difficult without forcing the pool too close to the entryway of the house.
- Additionally, it is difficult to meet the 15' sideyard setback requirement because a portion of the house juts out on the right, so the proposed in-ground pool is forced to the left of the yard.
- The front yard is also not a true front yard as it sits at the rear of the house, and the proposed in-ground pool would remain behind the fence.

_____ and/or

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 under N.J.S.A.. 40:55D-70.C(2).

List in detail wherein this case conforms to this requirement:

The installation of an in-ground pool would be aesthetically preferable and more visually desirable. The proposed pool would also provide the household with continued use and enjoyment. As the pool would be installed behind the fence, it should pose no detriment.

D Variance(s):

State why the property is particularly suitable for the proposed use, including any inherently beneficial conditions and/or any undue hardship, if any, showing that the property cannot reasonably be adapted to a conforming use:

N/A

C and D Variance(s):

Supply a statement of facts why relief can be granted without substantial detriment to the public good.

Impervious area will remain under 1,000 square feet ensuring adequate storm drainage, and the pool will remain behind the fence and concealed from view of the street.

Supply a statement of facts why relief can be granted without substantial detriment to the intent and purpose of the zone plan and zoning ordinance.

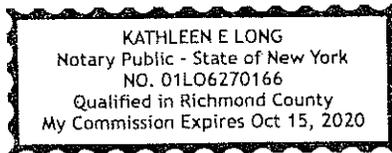
PART H

APPLICANT'S CERTIFICATION

I, Catherine Cunningham, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 6 Tamarack Rd in the County of Somerset and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant and I am authorized to sign the application for the partnership or corporation.

Sworn to and subscribed before me this 11th day of September, 2020

[Handwritten signature of Kathleen E Long]
NOTARY PUBLIC



[Handwritten signature]
APPLICANT'S SIGNATURE

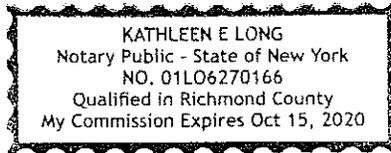
OWNER'S CERTIFICATION

(If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner.)

I, Catherine Cunningham, of full age, being duly sworn according to law and upon my oath depose that: I reside at 6 Tamarack Rd in the County of Somerset and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner of the property which is the subject of this application, and I am the applicant or I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

Sworn to and subscribed before me this 11th day of September, 2020

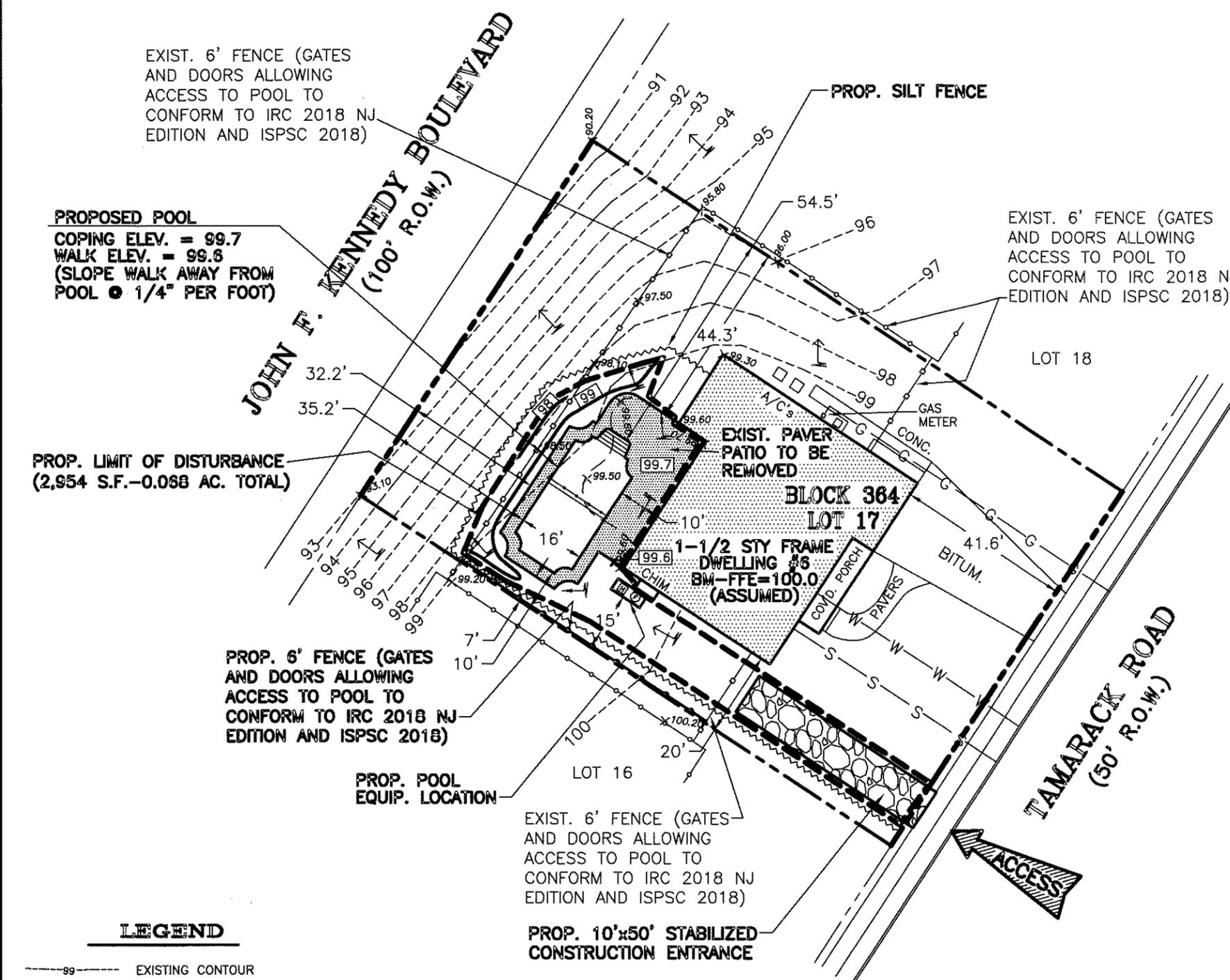
[Handwritten signature of Kathleen E Long]
NOTARY PUBLIC



[Handwritten signature]
OWNER'S SIGNATURE

GENERAL NOTES

- DO NOT SCALE DRAWINGS, AS ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS (STRUCTURES, ETC.) ARE SCHEMATIC ONLY AND ARE PROVIDED TO GIVE THE REVIEWER A CLEARER OVERALL PICTURE OF THE SITE AND THE SURROUNDING TOPOGRAPHY AND PHYSICAL FEATURES.
- THIS IS A POOL GRADING PLAN, AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY.
- THIS PLAN HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS.
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS.
- ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE (IRC), LATEST REVISION (2018), AS WELL AS ISPSC 2018.
- OUTBOUND INFORMATION BASED ON A SURVEY PREPARED BY MORGAN ENGINEERING & SURVEYING, DATED 7/31/19.
- THIS PLAN IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE.
- NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY.
- PROPERTY KNOWN AND DESIGNATED AS LOT 17 OF BLOCK 364, SITUATED IN FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED FOR ESTABLISHING PROPERTY LINES.
- UTILITY LOCATIONS TO BE VERIFIED PRIOR TO CONSTRUCTION.
- PROPOSED FILTER TO BE A CARTRIDGED FILTER WHEREAS NO BACK-WASHING IS REQUIRED.
- OFFSET DIMENSIONS BY OTHERS, AND ARE FOR ALIGNMENT PURPOSES ONLY NOT TO BE USED FOR ESTABLISHING BOUNDARY.
- THE PUBLIC SIDEWALK AT THE STREET, IF DAMAGED BY POOL CONSTRUCTION ACTIVITY, MUST BE REPLACED USING 4,500 PSI CONCRETE.
- TOPOGRAPHIC SURVEY PERFORMED BY MIDSTATE ENGINEERING, INC. ON 6/6/20.



PROPOSED POOL
 COPING ELEV. = 99.7
 WALK ELEV. = 99.6
 (SLOPE WALK AWAY FROM POOL @ 1/4" PER FOOT)

PROP. LIMIT OF DISTURBANCE
 (2,954 S.F. - 0.068 AC. TOTAL)

PROP. 6' FENCE (GATES AND DOORS ALLOWING ACCESS TO POOL TO CONFORM TO IRC 2018 NJ EDITION AND ISPSC 2018)

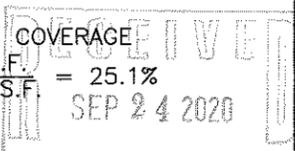
PROP. POOL EQUIP. LOCATION

EXIST. 6' FENCE (GATES AND DOORS ALLOWING ACCESS TO POOL TO CONFORM TO IRC 2018 NJ EDITION AND ISPSC 2018)

PROP. 10'x50' STABILIZED CONSTRUCTION ENTRANCE

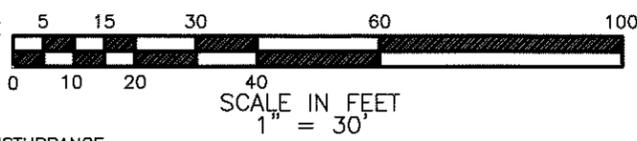
LOT COVERAGE:

EXISTING:	DWELLING & PORCH	2,679 S.F.	LOT AREA = 15,000 S.F.
	DRIVEWAY (bitum.)	817 S.F.	
	STEPS/WALKS	262 S.F.	
	PATIO	561 S.F.	
	SUBTOTAL	4,319 S.F.	
	PATIO	-561 S.F.	
	SUBTOTAL	3,758 S.F.	EXISTING COVERAGE = 25.1%
PROPOSED:	POOL WATER SURFACE (510 S.F.)	0- S.F.	
	POOL PATIO/COPING	906 S.F.	PROPOSED COVERAGE
	FILTER PAD	24 S.F.	4,688 S.F.
	SUBTOTAL	930 S.F.	15,000 S.F. = 31.3%



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SURFACE DRAINAGE
- PROPOSED SURFACE DRAINAGE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED SILT FENCE
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED LIMIT OF DISTURBANCE

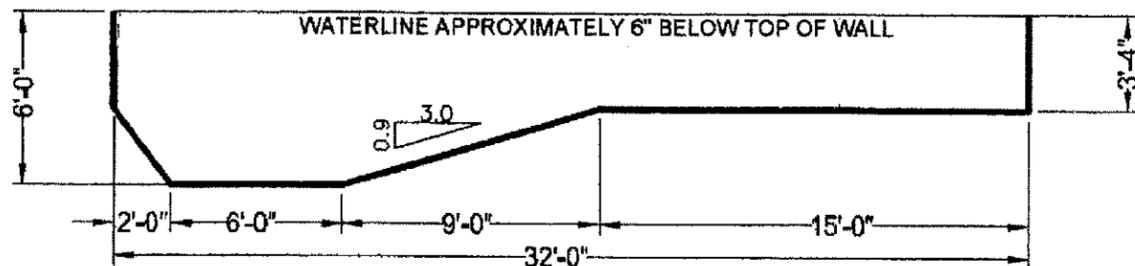
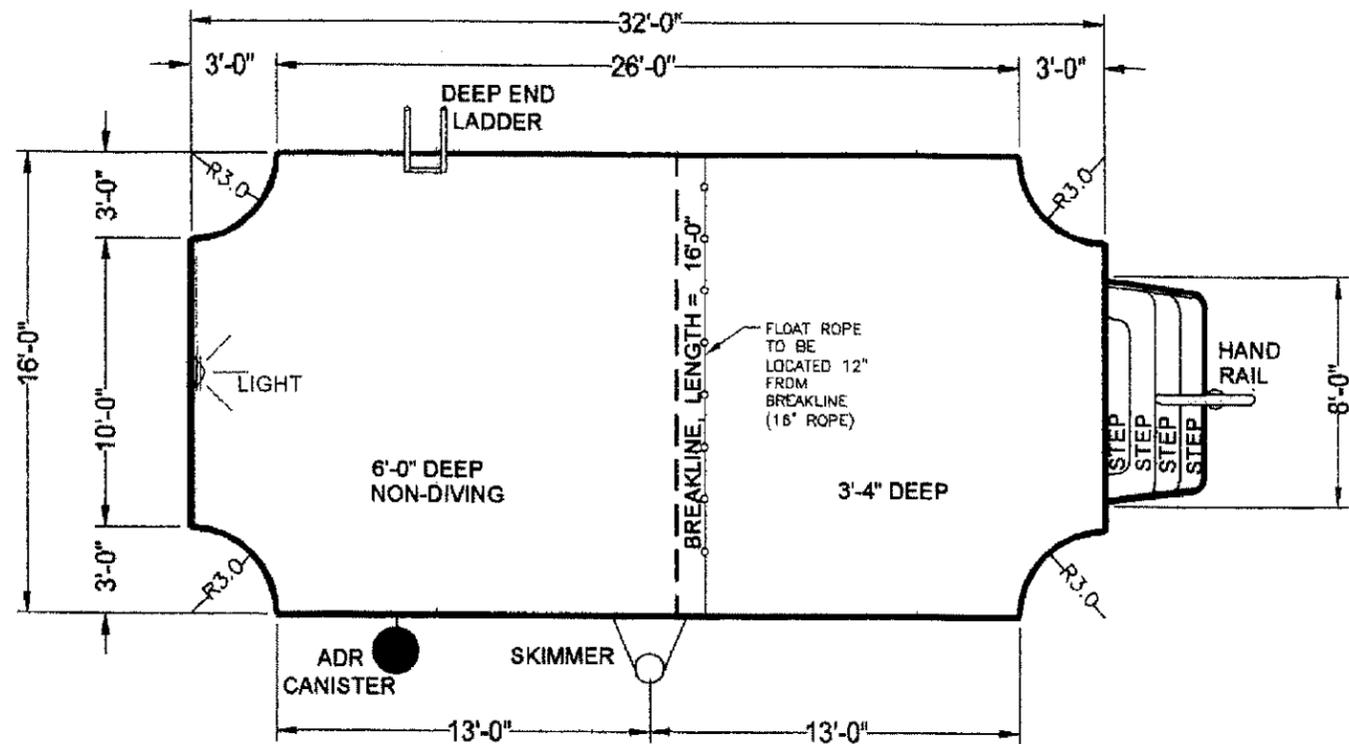


1	REV'D. PER TOWNSHIP REVIEW	9/8/20	JC	CDL
NO.	REVISIONS	DATE	DRAWN	CHECKED

POOL GRADING PLAN
 PREPARED FOR
"CUNNINGHAM" 6 Tamarack Rd. (Seasonal World)
LOT 17 OF BLOCK 364
 TAX MAP SHEET NO. 82.02
 SITUATED IN
FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

<p>MIDSTATE ENGINEERING INC. ENGINEERS, SURVEYORS & PLANNERS 82 WALNUT HILL LANE FREEHOLD, NEW JERSEY 07728 (732) 308-4226 (FAX) 732-308-4190 CERT. OF AUTHORIZATION NO. GA277692</p>	DATE	5/29/20
	SCALE	1" = 30'
	DRAWN	CDL

CHESTER DILORENZO PE,LS,PP PE & LS LICENSE NO. 28966 PP LICENSE NO. 2871	CHECKED	CDL
	FILE NO.	12590
	SHEET	1 OF 1

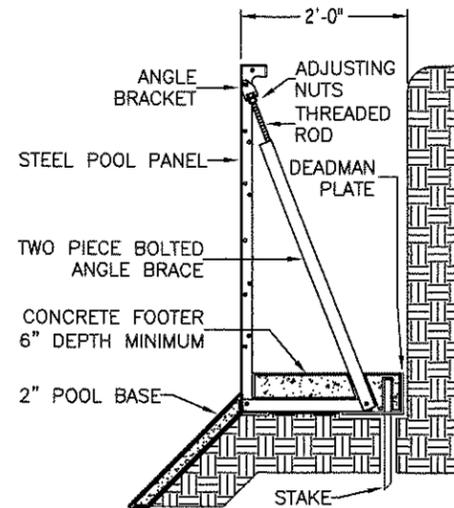
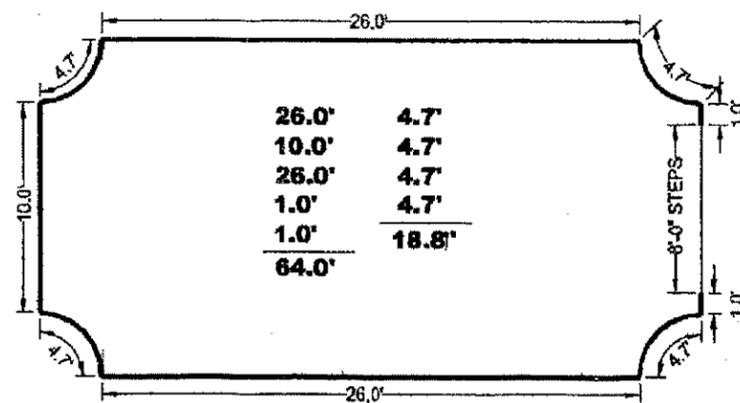


DEPTH DETAIL

2018 ISPCS - TABLE 804.1
 MINIMUM DIVING WATER ENVELOPE FOR
 SWIMMING POOLS DESIGNATED TYPES I-V
 (See Note b)

POOL TYPE	MINIMUM DEPTHS AT POINT				MINIMUM WIDTHS AT POINT				MINIMUM LENGTHS BETWEEN POINTS						
	A	B	C	D	A	B	C	D	WA	AB	BC	CD	DE	WE	
0	MANUFACTURED DIVING EQUIPMENT IS PROHIBITED														
I	6-0	7-6	5-0	2-9	10-0	12-0	10-0	8-0	1-6	7-0	7-6	a	6-0	28-9	
II	6-0	7-6	5-0	2-9	12-0	15-0	12-0	8-0	1-6	7-0	7-6	a	6-0	28-9	
III	6-10	8-0	5-0	2-9	12-0	15-0	12-0	8-0	2-0	7-6	9-0	a	6-0	31-3	
IV	7-8	8-0	5-0	2-9	15-0	18-0	15-0	9-0	2-6	8-0	10-6	a	6-0	31-3	
V	8-6	9-0	5-0	2-9	15-0	18-0	15-0	9-0	3-0	9-0	12-0	a	6-0	36-9	

a. The minimum length between points C and D varies based upon water depth at point D and the floor slope between points C and D.
 b. See Figure 804.1 for location of points.



NOTES:

- THIS IS AN N.S.P.I. TYPE 0 POOL. THERE SHALL BE NO DIVING EQUIPMENT INSTALLED AT THE POOL IN ACCORDANCE WITH INDUSTRY STANDARDS FOR DIVING BOARD, DIVING ROCK OR OTHER MEANS OF ENTERING POOL.
- EACH BRACE SHALL BE MOUNDED WITH A MINIMUM OF 1 (ONE) CU. FT. OF CONCRETE.
- NO DIVING LABELS SHALL BE INSTALLED AROUND DEEP END OF THE POOL IN ACCORDANCE WITH THE LINER MANUFACTOR'S INSTRUCTIONS.
- THIS POOL IS IN ACCORDANCE WITH IRC 2018, NJ EDITION, CHAPTER 3, SECTION R326 AS WELL AS, ISPCS 2018.

EXCAVATION NOTES:

- SOIL SHALL HAVE A MINIMUM BEARING CAPACITY OF 2000 P.S.F.
- LOCATE THE TOP OF THE POOL AT LEAST 6 INCHES ABOVE THE SURROUNDING LAND ELEVATION.
- EXCAVATION SHALL BE 2 FEET LARGER THAN THE POOL PERIMETER. VOIDS UNDER THE BASE OF THE POOL PANELS SHALL BE FILLED AND WELL COMPACTED.
- BACKFILL SHALL BE NON-EXPANSIVE MATERIAL.

NO.	REVISIONS	DATE	DRAWN	CHECKED

GEOMETRY AND DETAIL PLAN
 PREPARED FOR
 "CUNNINGHAM" - 6 Tamarack Rd., Franklin, N.J.
 16'x32' - Steel Wall Non Diving Type "0" POOL
 AUTHORIZING POOL COMPANY
 "Seasonal World"



MIDSTATE ENGINEERING INC.
 ENGINEERS, SURVEYORS & PLANNERS
 82 WALNUT HILL LANE
 FREEHOLD, NEW JERSEY 07728
 (732) 308-4226
 (FAX) 732-308-4190
 CERT. OF AUTHORIZATION NO. GA277692

DATE 6/9/20

SCALE n/a

DRAWN CDL

CHESTER DI LORENZO PE,LS,PP
 PE & LS LICENSE NO. 28966 PP LICENSE NO. 2871

CHECKED CDL

FILE NO. 12590

Chester Di Lorenzo

SHEET 1 OF 1