

# Franklin Township

Somerset County, New Jersey



## Township Technical Review Committee (TRC)

### MEMORANDUM

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To: Zoning Board of Adjustment

From: Technical Review Committee (TRC)

Date: March 10, 2021

Re: Sharonda Copeland – Backyard Pool - “C” Variances (ZBA-21-00004)  
14 Larsen Road (Block 399, Lot 19)

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We have reviewed the above referenced application and present the following report based upon review of the application forms and the submitted application materials including the Plot Plan/ Grading Plan prepared by Laurence G. Murphy, PE revised 1/22/21.

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 15,015 square foot site located on Larsen Road 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 applicant seeks to construct an in-ground pool in her rear yard. The following variances are required:

- *Side Yard Setback*: 15 feet required – 10 feet proposed
- *Rear Yard Setback*: 25 feet required – 10 feet proposed
- *Impervious Coverage*: 25% permitted – 27.48% proposed

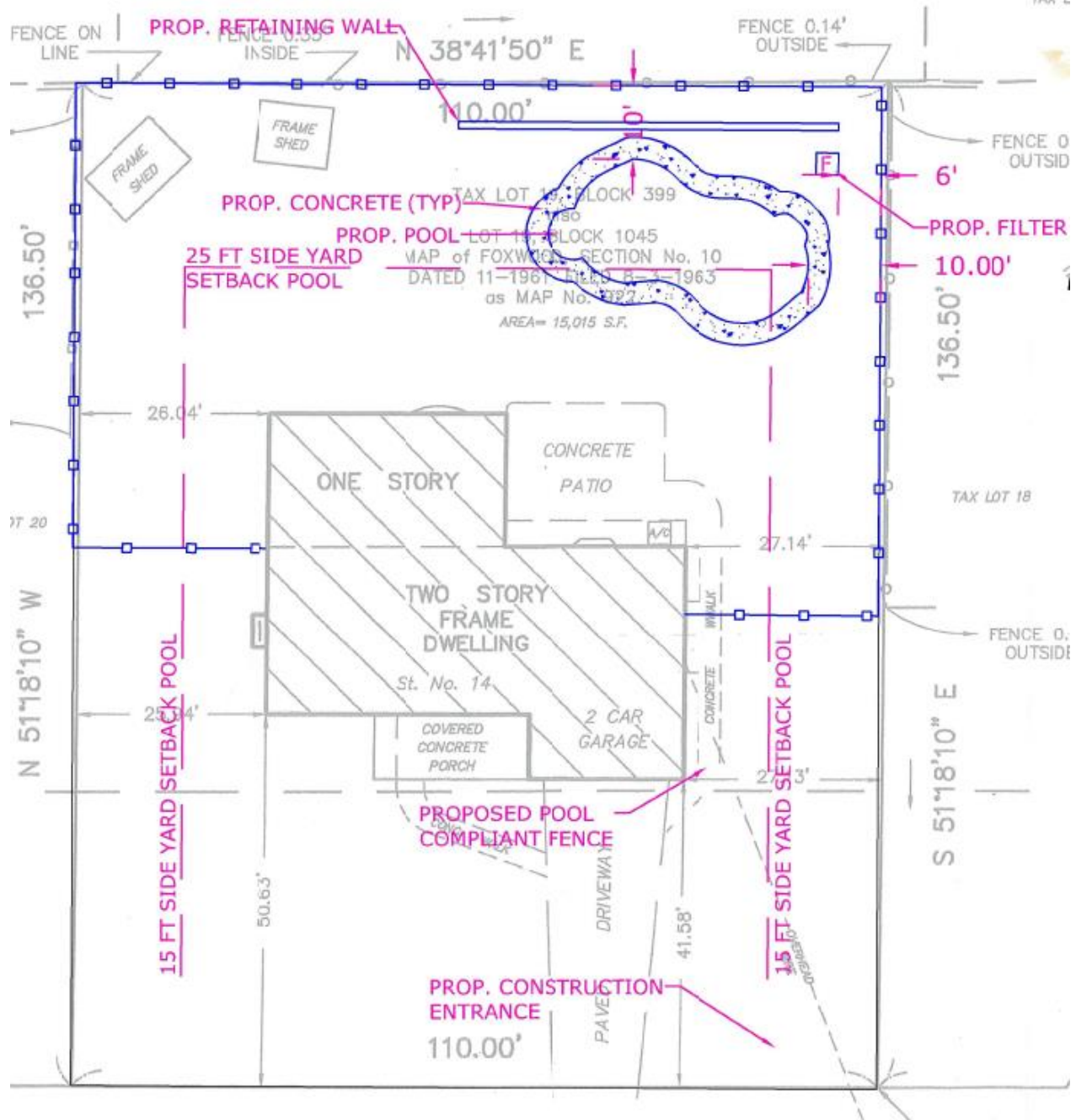
#### Review Comments

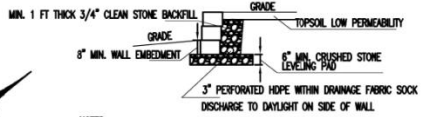
1. If the applicant seeks to address this as a hardship (i.e., a C-1 variance) then they should address why the pool couldn’t be placed in a compliant or more-compliant location.

Alternatively, the applicant will need to prove that the proposed location would represent a better zoning alternative than compliant placement of the pool such that the purposes of the Municipal Land Use Law (MLUL) would be advanced (i.e., a C-2 variance).

2. It is noted that 3 of the 5 properties that adjoin the subject lot also have in-ground pools. It would appear that the pools on the properties to the north of the site have pools located *roughly* 15 feet from their property line and *roughly* between 10-15 feet from the nearest side property line. It would appear that the pool on the property adjoining to the rear of the subject site is in a compliant location (25 feet rear/ 15 foot side).
3. As the site proposes additional impervious and proposes more than 2,500 square feet of disturbance Chapter 330, Stormwater Management, of the Township ordinance will apply. The application will be reviewed for consistency at the time of building permit submittal. Such review will include the design/ placement of the retaining wall and potential means to prevent ponding behind the wall.
4. The plan shows placement of a fence on the neighboring property to the south (left on the plan). This will need to be corrected on the plan prior to issuance of the zoning permit for the proposal.







NOTES:  
 KEYSTONE STANDARD UNIT 21" SHALL BE USED  
 CONTRACTOR SHALL FOLLOW MANUFACTURER INSTALLATION GUIDELINES  
 MINIMUM EMBEDMENT SHALL BE 8"  
 MAXIMUM HEIGHT OF THE WALL SHALL BE 30" WITHOUT CAP.  
 ALL BACKFILL MUST BE COMPACTED TO 95% STANDARD PROCTOR METHOD  
 MINIMUM SETBACK OF EACH BLOCK SHALL BE 1"

## RETAINING WALL DETAIL

NOT TO SCALE

### IMPERVIOUS COVERAGE CALCULATIONS

IMPROVED AREAS	EXISTING AREA	PROPOSED AREA
HOUSE	2,286 SF	2,286 SF
DRIVEWAY & FRONT WALK	677 SF	677 SF
PATIO & WALK	665 SF	665 SF
SHEDS	187 SF	187 SF
POOL EQUIPMENT	- SF	6 SF
POOL WATER	- SF	- SF
POOL CONCRETE	- SF	305 SF
<b>TOTAL AREA</b>	<b>3,815 SF</b>	<b>4,126 SF</b>
TOTAL LOT AREA	15,015 SF	15,015 SF
LOT COVERAGE	25.41%	27.48%
<b>MAXIMUM IMPERVIOUS COVERAGE ALLOWED</b>		<b>25%</b>

