

# 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: April 1, 2021  
Re: Saurabh & Abhisha Desai – Backyard Pool - “C” Variances (ZBA-21-00006)  
3 Corwen Ct. (Block 424.11, Lot 10)

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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 3-sheet Variance Plan prepared by Midstate Engineering Inc. dated 1/21/21

#### Site and Project Description

The subject site is a 16,011 square foot site located at southwesterly corner of Alton Drive/ Corwen Court intersection within the C-R 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 their rear yard. The following variances are required:

- *Front Yard Setback*: 35 feet required – 20.2 feet proposed (pool) ; 11 feet (equipment)
- *Side Yard Setback (south)*: 15 feet required – 9.8 feet proposed
- *Side Yard Setback (west)*: 15 feet required – 14.1 feet proposed

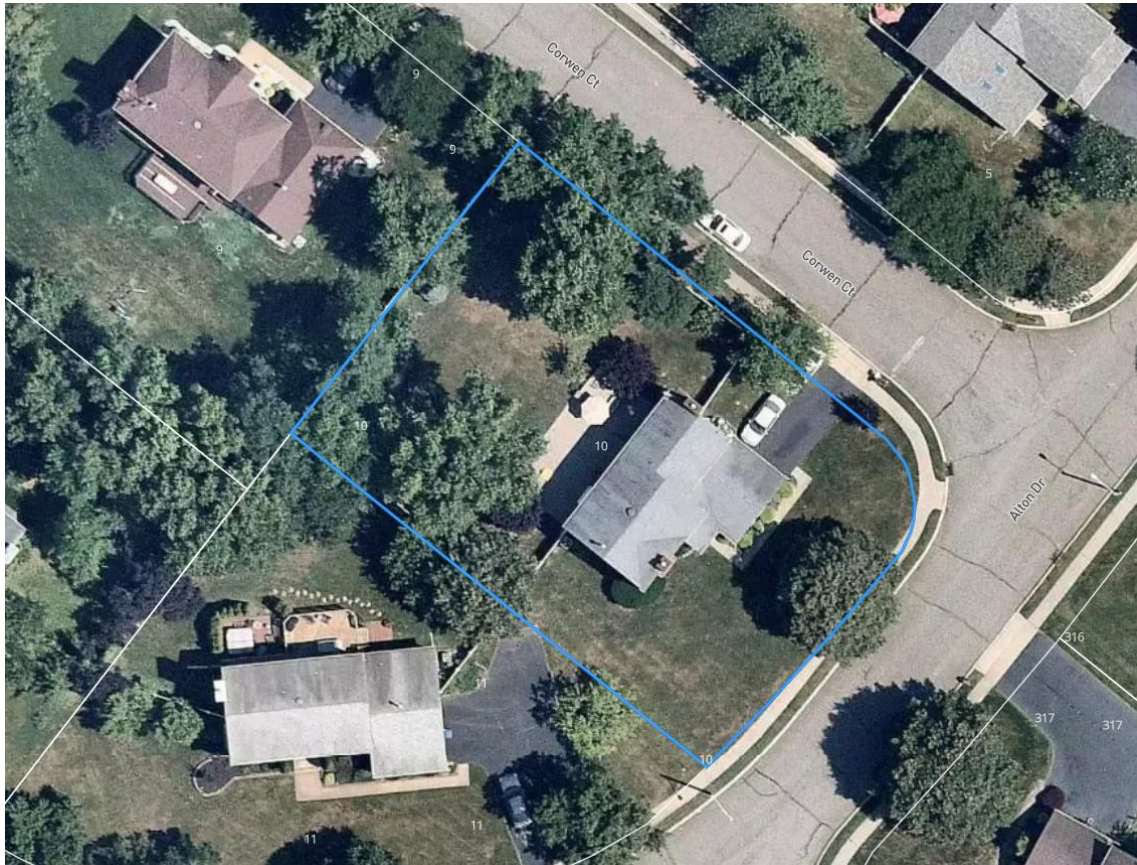
#### Review Comments

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. As the site proposes additional impervious surface of approximately 1,600 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 possible impact of surface water runoff onto adjoining properties. The applicant should note that the stormwater system shall be installed a minimum of 10 feet from any property line.

**SITE:**



CORWEN CT. FRONTAGE:



VARIANCE PLAN:

