

# Franklin Township

Somerset County, New Jersey



## Township Technical Review Committee (TRC)

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### MEMORANDUM

To: Zoning Board of Adjustment

From: Technical Review Committee (TRC)

Date: March 3, 2021

Re: James R & Susan A. Morano – “C” Variance (ZBA-20-00016)  
730 South Middlebush Road (Block 37.03, Lot 44.01)

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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 variance plots plans prepared by William Doran and Sons and the architectural plans prepared by Kurt J. Ludwig, AIA, Architect.

#### Site and Project Description

The site is located on the easterly side of South Middlebush Road a few hundred feet south of its intersection with Lenape Drive. The lot had been previously developed with a house, which had driveway access to South Middlebush Road that had been destroyed by a fire.

The applicant proposes to build a new single-family home on the lot. The proposed home would:

- Be accessed from a new driveway on South Middlebush Road and a second driveway from Mattawang Drive (which adjoins the site to the rear);
- Be served by public water and on-site private septic;
- Contain on-site stormwater management.

The site is surrounding by single-family homes within the NRPC overlay zoning district along Mattawang Drive and Lenape Drive. These lots average around 2.5 acres in size. Opposite South Middlebush Road from the site is state-owned open space.

The following variances would be required:

- *Lot area*: 6 acres required – 3.12 acres existing/proposed
- *Lot frontage*: 400 feet minimum required, 330 feet existing/proposed (South Middlebush Road) and 36.20 feet (Mattawang Drive)
- *Rear yard*: 200 feet required – 105 feet proposed
- *Though-lot (frontage on parallel streets)*: not permitted – existing/proposed conditions; applicant proposing to add second

## Review Comments

### 1. Variances.

- a. The applicant will need to present testimony in support of the variance – i.e., hardship and/or benefits of granting the variance.

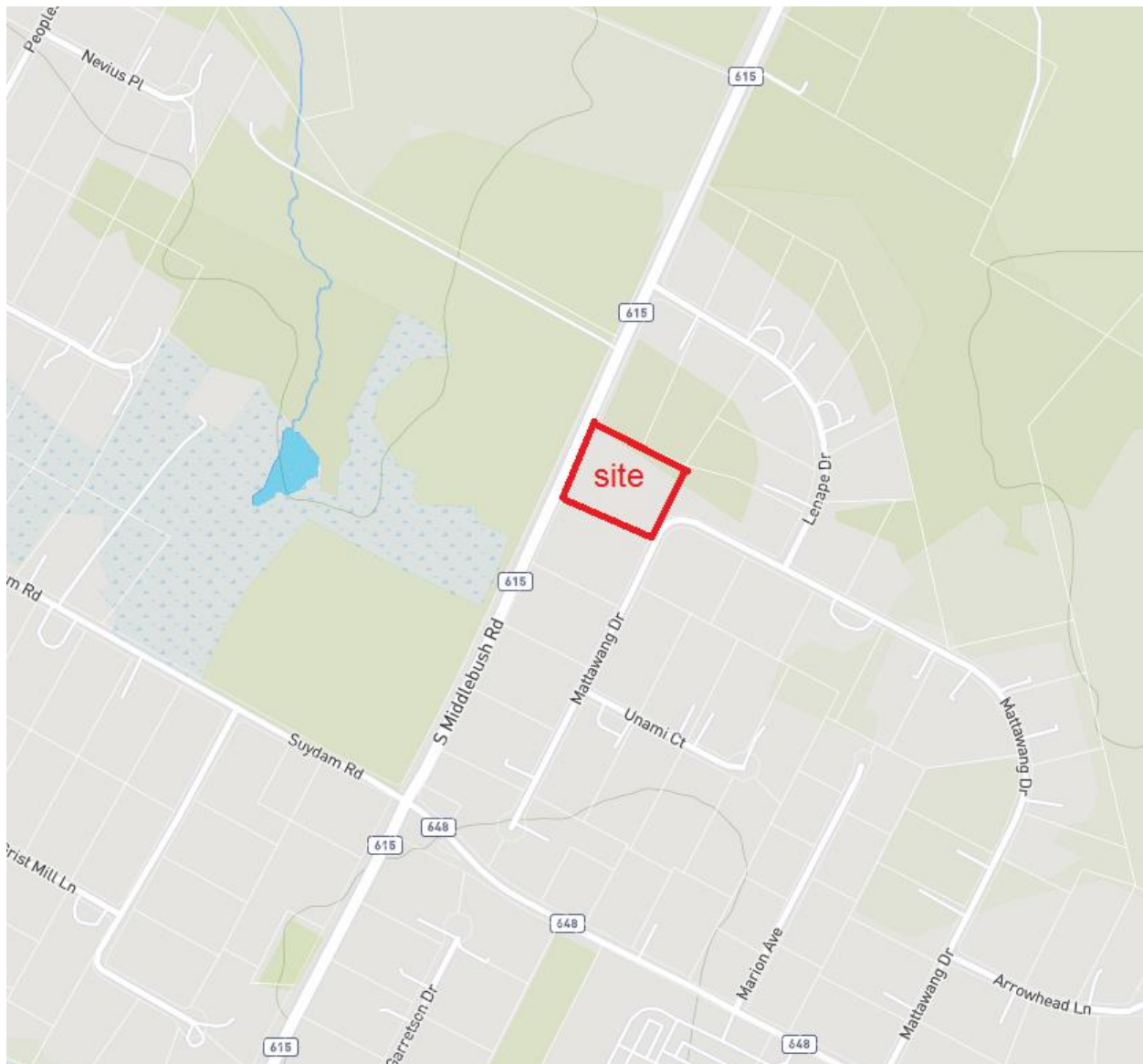
The applicant should demonstrate that the variance would not result in substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance. In particular, the applicant will need to ensure that the proposal would not substantially impact the character of the neighborhood. The following should be addressed: compatibility of the lot size, frontage and setbacks with that existing in the surrounding neighborhood.

- b. Per the plan, the applicant proposes to remove the existing wooded area along the Mattawang Drive side of the site. It is noted that this is the portion of the site that requires the rear yard setback variance. Further, the *rear* of the proposed home would face the street (rather than the front of the house as is, obviously, typical). This would likely create a rather unorthodox appearance of the site from the ¼-mile stretch of Mattawang Drive that is in direct line with the rear of the property (aside from the lack of privacy for the applicant). It is *strongly recommended* that the applicant explore: preserving the existing wooded area along Mattawang Drive (or as much as possible) and/or supplementing this area with additional means of screening.

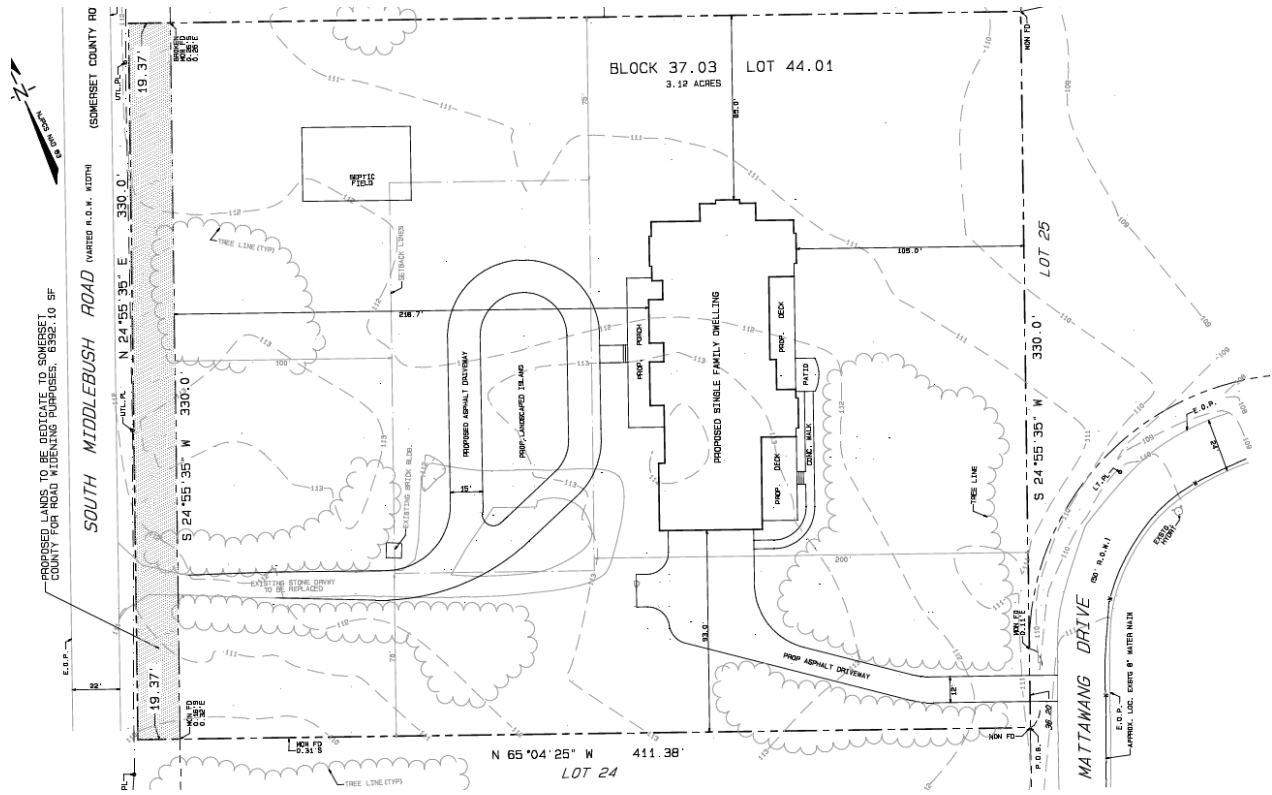
### 2. Other Comments.

- a. Compliance with the Township's Stormwater Ordinance (e.g., drywell size/ design) will be conducted at the time of building permit submittal. As indicated above, the plan submitted for variance approval anticipates this requirement.
- b. Compliance with Chapter 222 (tree replacement) will be determined at the time of building permit. In addition, the trees along Mattawang Drive, it would appear that additional trees on site could be preserved with modifications to proposed grading .

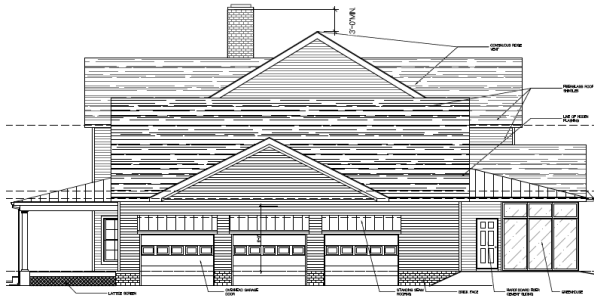
- c. The applicant will be required to submit an as-built survey after construction so that compliance with Board approvals can be confirmed.
- d. The street trees located along Mattawang Drive should be reflected on the building permit plans and proposed to remain.
- e. Review of the proposed septic system will be conducted by the Somerset County Health Department at the time of building permit submittal.
- f. The design of the “bonus room” (i.e., separate area with bedroom, full bath, bar, etc.) will be reviewed/ with determination made at the time of building permit submittal.
- g. Construction of the new dwelling will be subject to the payment of affordable housing development fees.



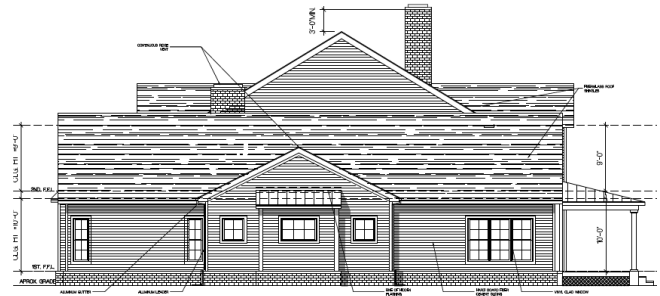




1 FRONT ELEVATION  
SCALE 1/8" = 1'-0"



2 RIGHT-SIDE ELEVATION  
SCALE 1/4" = 1'-0"



3 LEFT-SIDE ELEVATION  
SCALE 1/4" = 1'-0"



4 REAR ELEVATION  
SCALE 1/4" = 1'-0"

