

Franklin Township

Somerset County, New Jersey

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Township Technical Review Committee (TRC)

MEMORANDUM

To: Zoning Board of Adjustment

From: Technical Review Committee (TRC)

Date: November 30, 2021

Re: Neil Patel – “C” Variance (ZBA-21-00005)
159 Second Street (Block 424.04, Lot 29.17)

We have reviewed the above referenced application and present the following report based upon review of the application materials.

Site and Project Description

The site is developed with a single-family home, located on Second Street within the R-20 zoning district. As shown on the submitted plan, a drainage easement exists along the right side of the property, while a 20'-wide sanitary sewer and drainage easement is located along the rear of the property.

The applicant proposes the following:¹

- Pool with surrounding 1,300 square foot patio
- Sport court (1,320 square feet)
- Fencing along the side and rear property lines

The following variance would be required:

- Max. Impervious Surface: 25% permitted – 42.6% proposed

Review Comments

1. Variance – Impervious Surface Coverage. As no unique “hardship” would appear to exist, the applicant would need to convince the Board that the proposed extent of impervious coverage

¹ Note: The application form makes reference to a “cabana” that is was eliminated from the proposal

(42.6% where 25% is the maximum permitted) *somehow* represents a “better zoning alternative” (i.e., “C-2”) than a zoning-compliant situation.

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.
- b. Proposed fencing shall be relocated outside of the easements.
- c. The proposed sport court shall be relocated outside of the drainage and sewer easement.
- d. If approved, the applicant will be required to submit an as-built survey after construction so that compliance with Board approvals can be confirmed.



