

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: December 22, 2021

Re: Maureen & Edward Matson – “C” Variance (ZBA-21-00024)
51 Arlington Avenue (Block 263.01, Lot 52 & 53)

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

- application forms
- 2-sheet Variance Plan prepared by VanCleaf Engineering dated 6/2/21
- 2-sheet architectural plans prepared by Roger C. Winkle, Architect, dated 12/12/20

Site and Project Description

The site is located on the easterly side of Arlington Avenue several hundred feet north of its intersection with Rodney Avenue. The site is undeveloped and located within the R-10 residential zone. The site is 50 feet in width and 115 feet in depth for a total lot area of 5,750 square feet. The lot slopes downward from an elevation of 102 feet in the front right corner to a low point of elevation 95 in the rear left corner.

The applicant proposes to build a new single-family home on the lot. The proposed home would be two-stories in height and contain 3 bedrooms. The home would be served by public water and public sewer.

The following variances would be required:

- *Lot area*: 10,000 square feet required – 5,750 square feet existing/proposed
- *Lot frontage*: 100 feet minimum required – 50 feet proposed

Review Comments

1. Variations – Lot area and lot frontage.

- a. The applicant will need to present testimony in support of the variations – i.e., hardship and/or benefits of granting the variance.
- b. Typically for under-sized lot variations the applicant would submit “buy sell letters” demonstrating their attempt to either sell the lot to adjoining land owners or to buy land from adjoining landowners in an attempt to make the lot conforming (or more nearly so).
- c. The applicant should demonstrate that the variations 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 and frontage with that existing in the surrounding neighborhood.

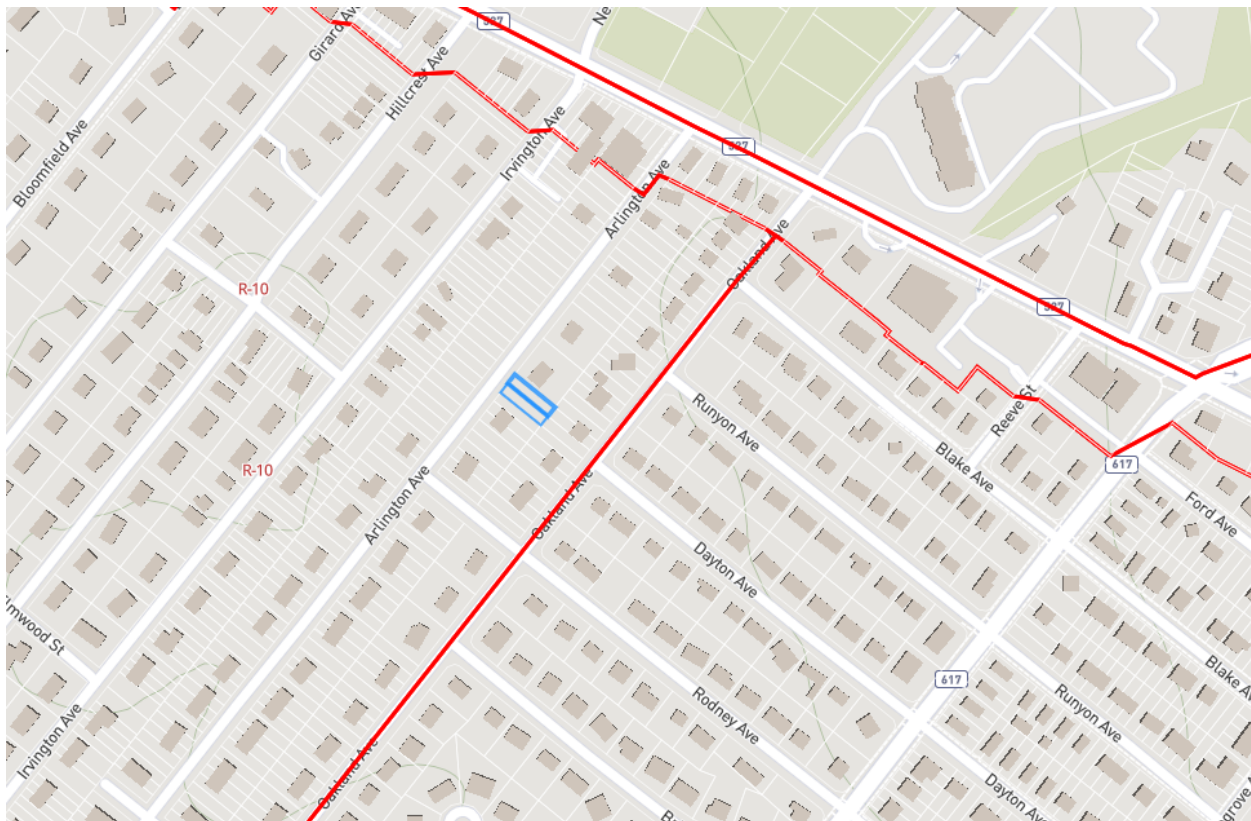
2. Other Comments.

- a. Some form of stormwater management (e.g., drywell) will be required. Compliance with the Township's Stormwater Ordinance will be conducted at the time of building permit submittal. The plans state that the soils are unsuitable for an infiltration device. Geotechnical information shall be provided as part of the building application process and an assessment will be made at that time to determine if the application is eligible for payment in-lieu-of construction of an on-site infiltration system.
- b. There are several errors in the calculation of building (lot) and impervious coverages including but not limited to an indicated building footprint of 1,500 (1,141 is indicated elsewhere) and a proposed impervious coverage of 34.6% (which would require a variance if accurate). My calculations (consistent with the plans and ordinance) are below. The plans should be revised accordingly. At the hearing the applicant should confirm whether any coverage variations are proposed (and provide sufficient justification if proposed). Per my calculations, the plans would slightly exceed the 20% lot (building) coverage limitation but would comply with the 30% impervious surface limitation.

Lot Coverage	
Dwelling	1141
Porch	25
<i>Total</i>	<i>1166</i>
<i>%</i>	20.3%

Impervious Coverage	
lot coverage	1166
steps+walk	51
driveway	312
conc. landing	32
<i>total</i>	<i>1561</i>
<i>%</i>	27.2%

- c. The plans need to demonstrate that the basement would not constitute a “story” – i.e., no more than 1/2 of its floor-to-ceiling height would be above the average level of the adjoining ground.
- d. Floor plans for the basement need to be provided.
- e. The plan cites a tree replacement requirement of 14 tree per Chapter 222. The plan contains a Planting Schedule that proposes 14 trees of qualifying type and size, yet the plan does not locate these trees. At a minimum, plans submitted for building permit must locate proposed trees including street tree(s).
- f. Bonding is required for all work proposed in the Township roadway.
- g. The applicant will be required to submit an as-built survey after construction so that compliance with Board approvals can be confirmed.
- h. Block 263.01, Lots 52 & 53 shall be consolidated into new Lot 52.01 prior to application sign-off.
- i. Construction of the new dwelling will be subject to the payment of affordable housing development fees (1.5% of equalized assessed value).

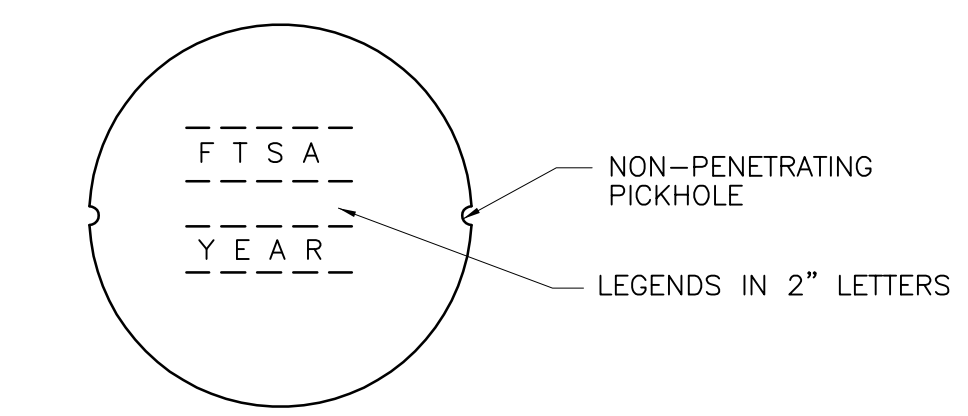






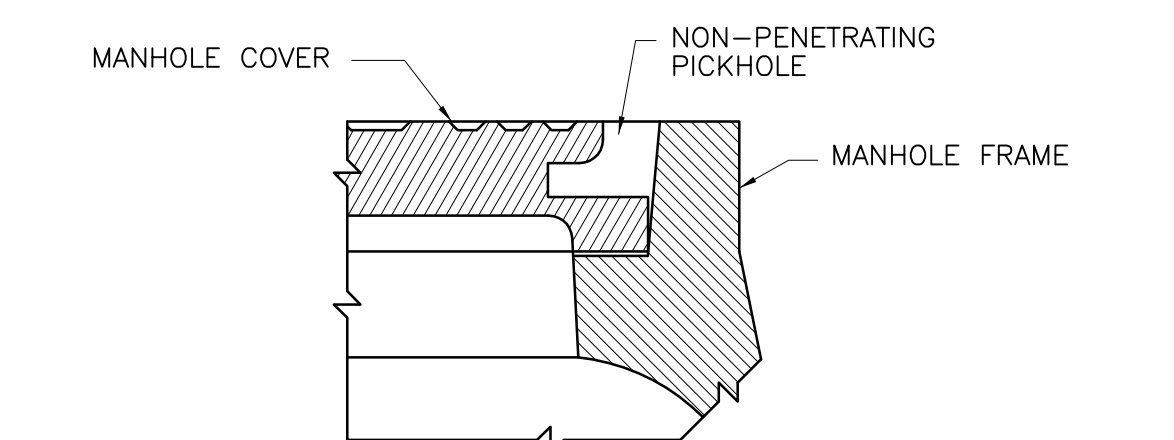
FTSA Comments:

1. Applicant shall submit appropriate Application and Application fees in accordance with the FTSA's Rules and Regulations (Refer to FTSA Website).
2. Applicant shall furnish appropriate sewer connections fee, as applicable.
3. In addition to FTSA approval, the Applicant shall be responsible for obtaining appropriate Plumbing permit and all other permits, as required.
4. Applicant shall comply with Section 5: "Procedures for Connections" and Section 6: "Standards of Connections" of the FTSA's Rules and Regulations regarding the installation of sanitary sewers (Refer to FTSA Website).
5. Applicant shall comply with the FTSA's Standard Construction Details set forth in its Rules and Regulations, specifically Detail C: "Standard House Connection" and Detail F: "Riser Cover". Same has been attached for the Applicant's use.
6. The proposed sanitary sewer lateral and cleanout shall be 4" diameter Schedule 40 PVC from the existing sewer main (located on Arlington Avenue) to the newly proposed cleanout. Sewer laterals cannot be connected directly to the FTSA's existing manhole structures.
7. Connection of the proposed sewer lateral to the FTSA's existing sewer main shall be made by way of Cast Iron Wye-Branch Saddle (GENECO Model 4EB-E40). If desired, the FTSA can provide said Saddle to the Applicant at a cost.
8. Riser Cover shall be NEENAH Model 1976-2301. If desired, the FTSA can provide said Riser Cover to the Applicant at a cost.
9. If trees are proposed, said trees shall not be planted within 10-Feet of the proposed sewer lateral.
10. The FTSA Requires 48-Hour Notification so that an inspector may be present during installation of the sewer lateral.

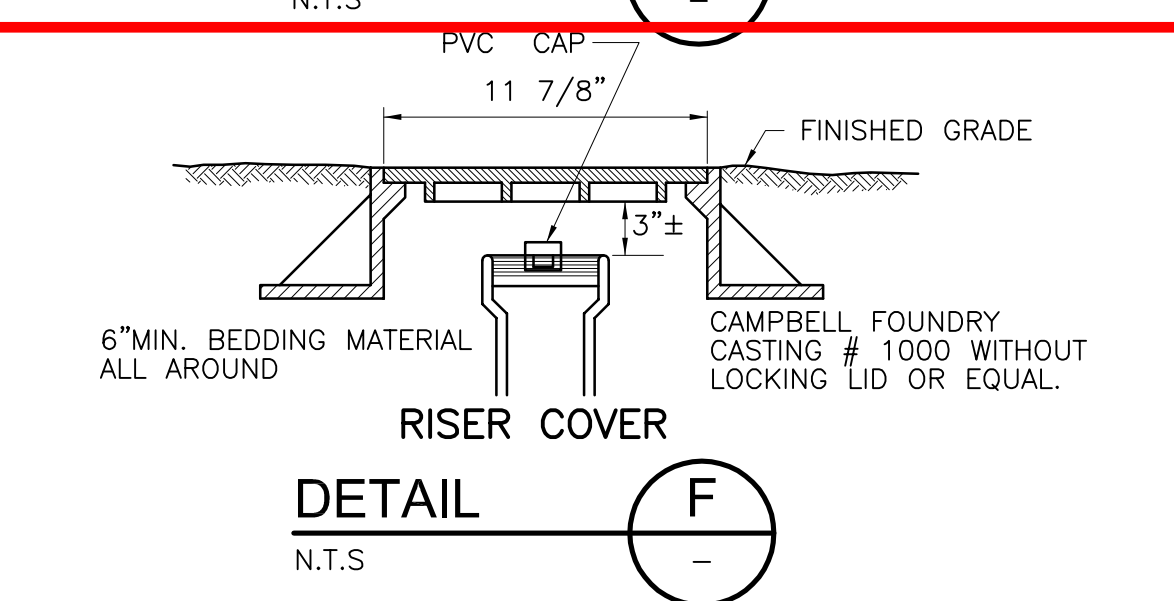


STANDARD MANHOLE COVER DETAIL A
N.T.S.

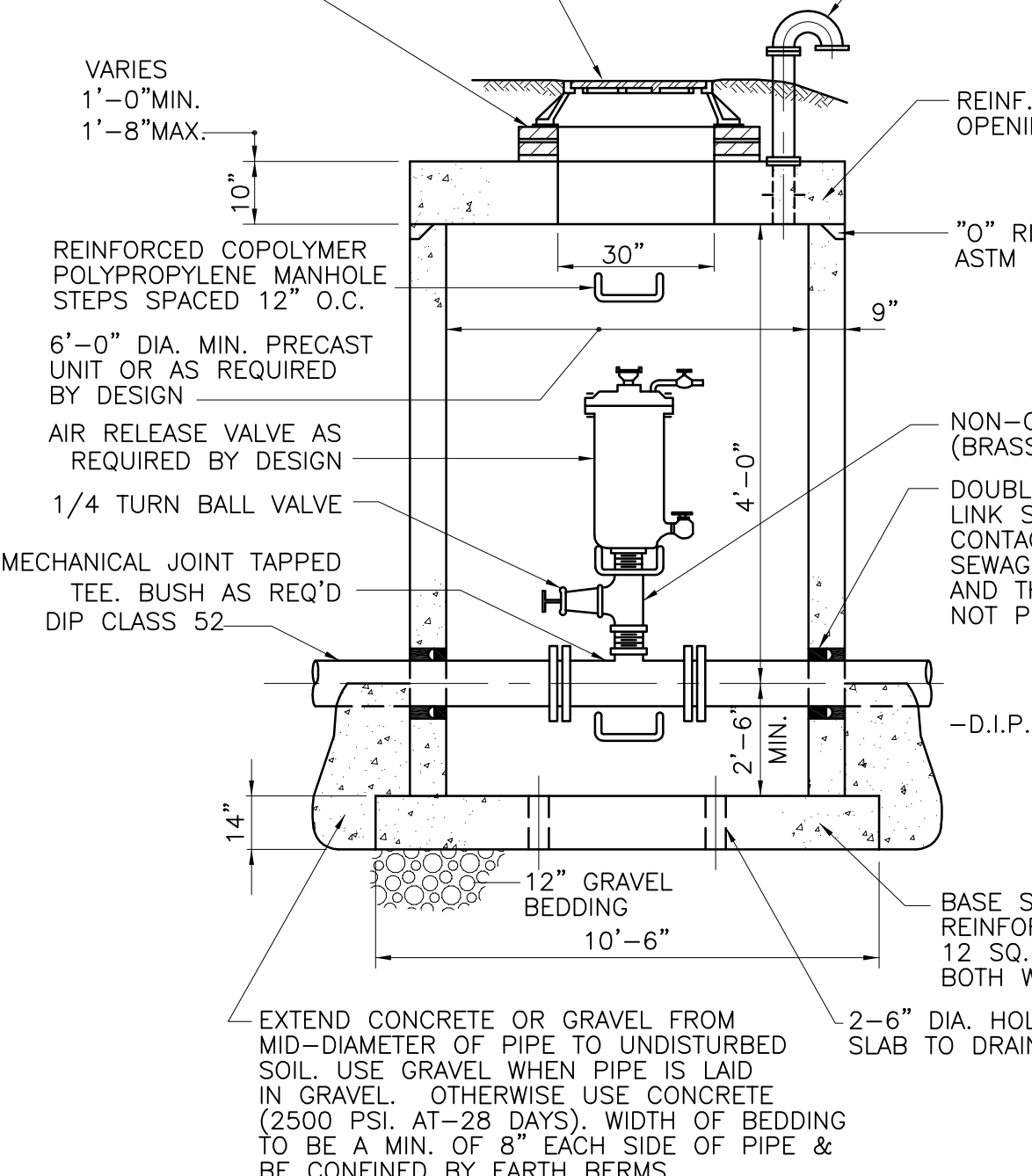
- NOTES :
1. MANHOLE COVERS SHALL INDICATES "FTSA" AND YEAR
 2. SEATING SURFACES OF MANHOLE FRAME AND COVERS SHALL BE MACHINED TO INSURE A NON-CHATTERING FIT. MANHOLE FRAMES AND COVERS SHALL BE PROPERLY CLEANED AND DIP COATED IN A WATERPROOF ASPHALTUM PAINT.
 3. MANHOLE COVERS TO BE CAMPBELL NO. 1203 B OR AN APPROVED EQUAL.
 4. LETTERING TO BE APPROVED BY AUTHORITY PRIOR TO CASTING.
 5. NO STANDARD COVERS ARE TO HAVE VENTS.



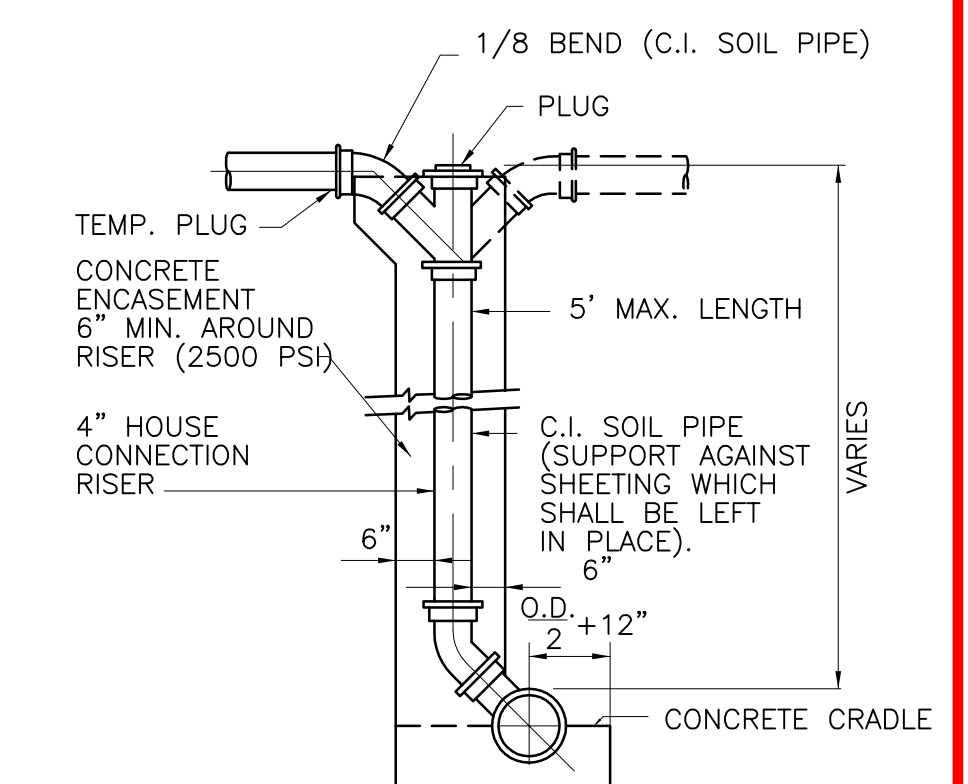
SPECIAL PICKHOLE DETAIL E
N.T.S.



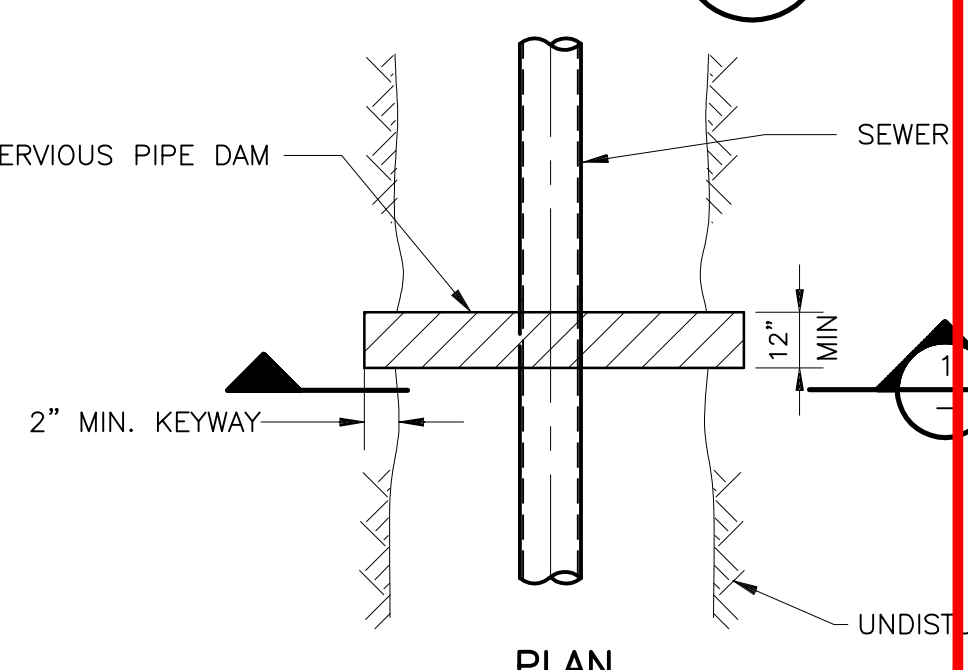
RISER COVER DETAIL F
N.T.S.



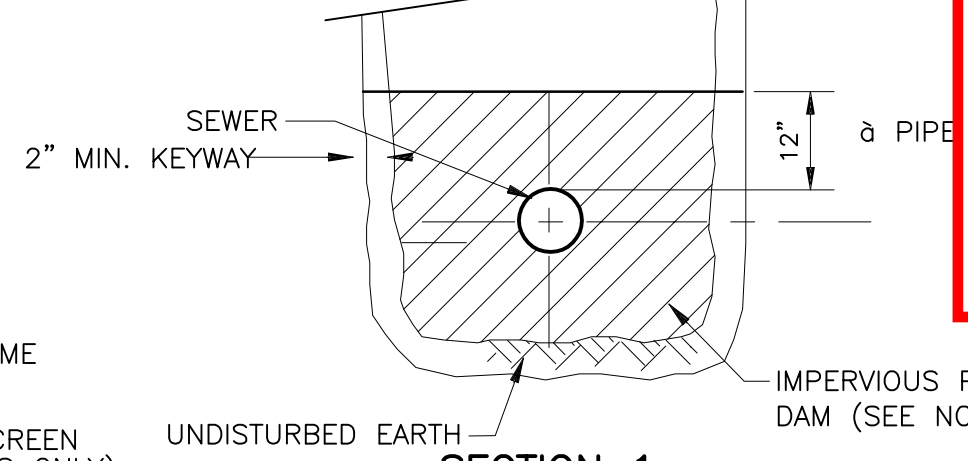
SEWAGE FORCE MAIN AIR RELEASE VLAVE DETAIL I
N.T.S.



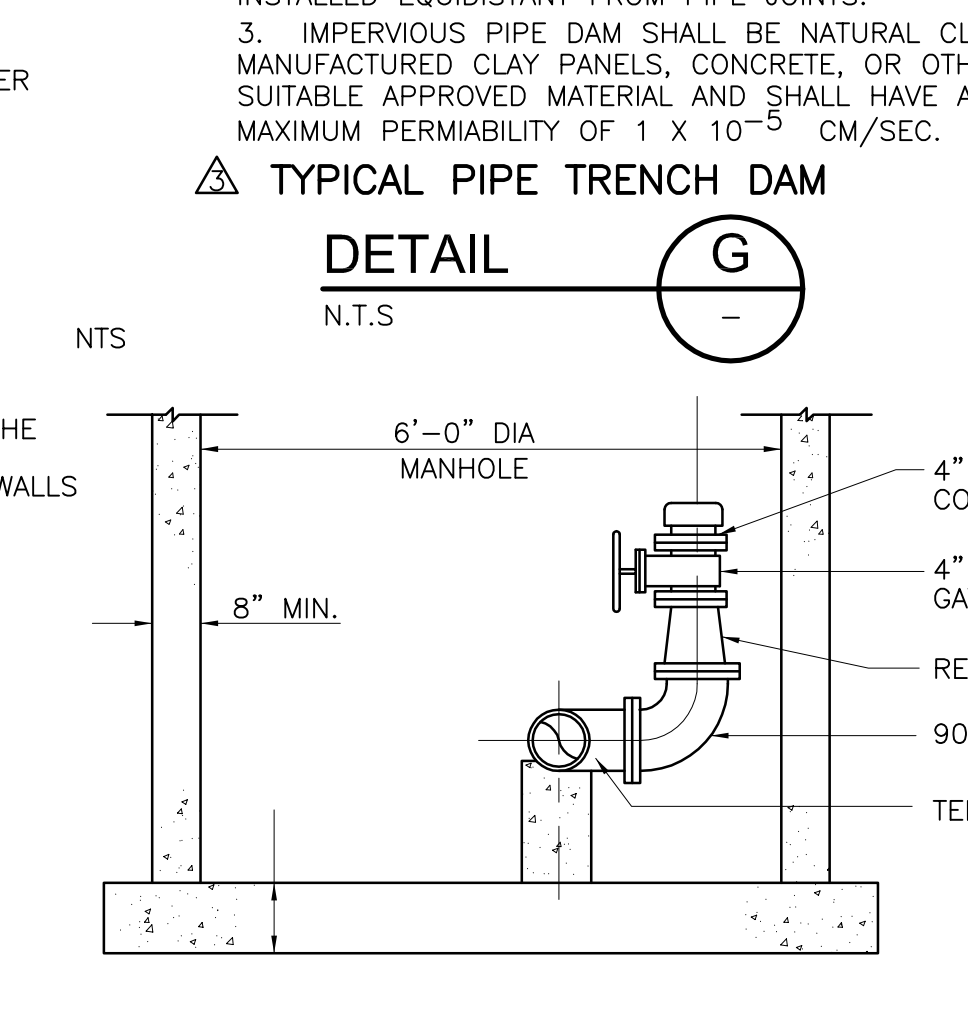
RISER DETAIL B
N.T.S.



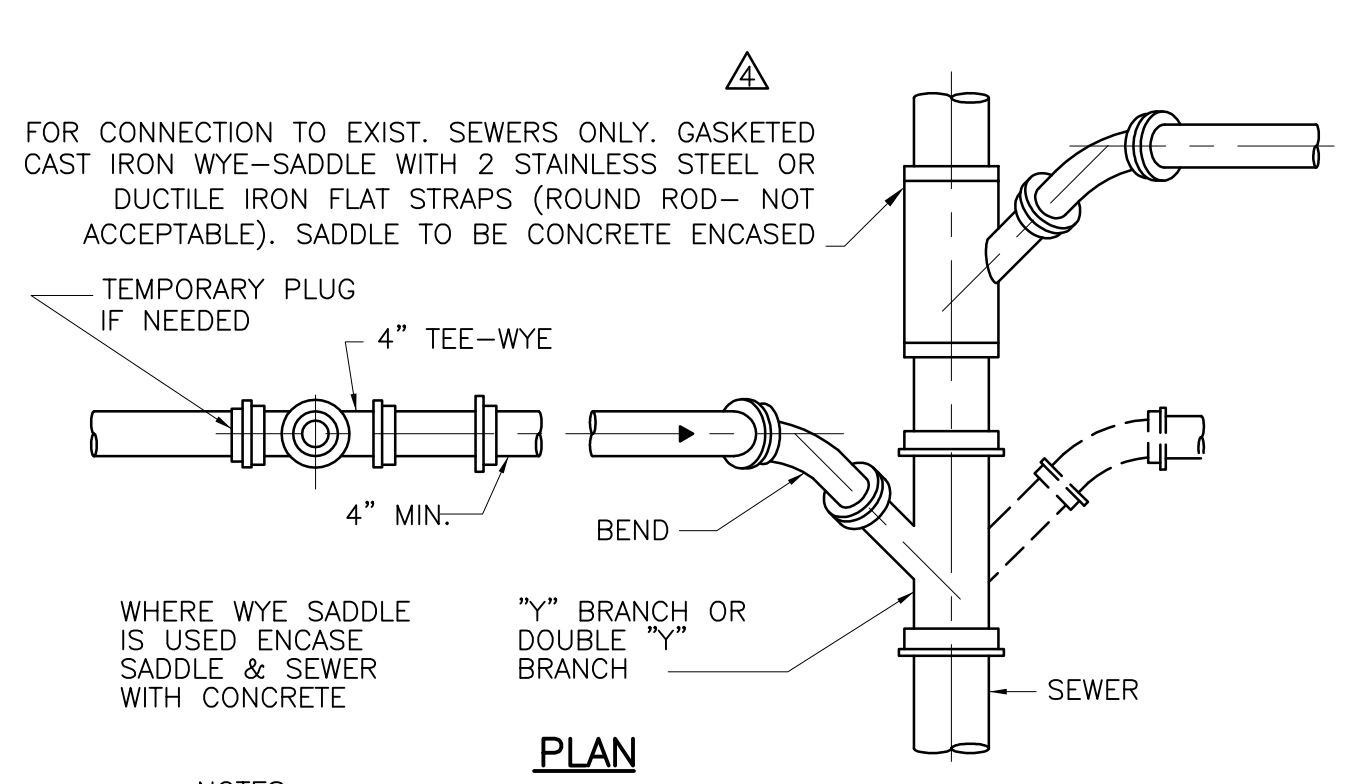
SECTION C STANDARD HOUSE CONNECTION DETAIL C
N.T.S.



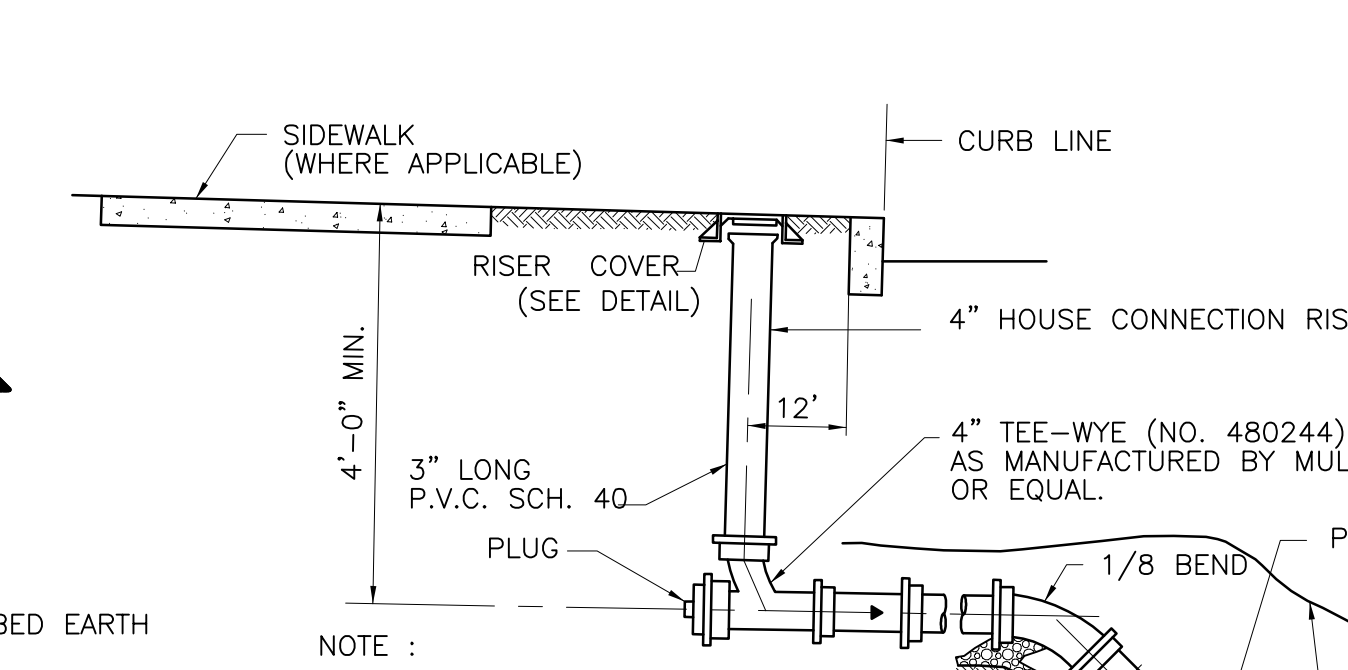
SECTION 1 TYPICAL PIPE TRENCH DAM
N.T.S.



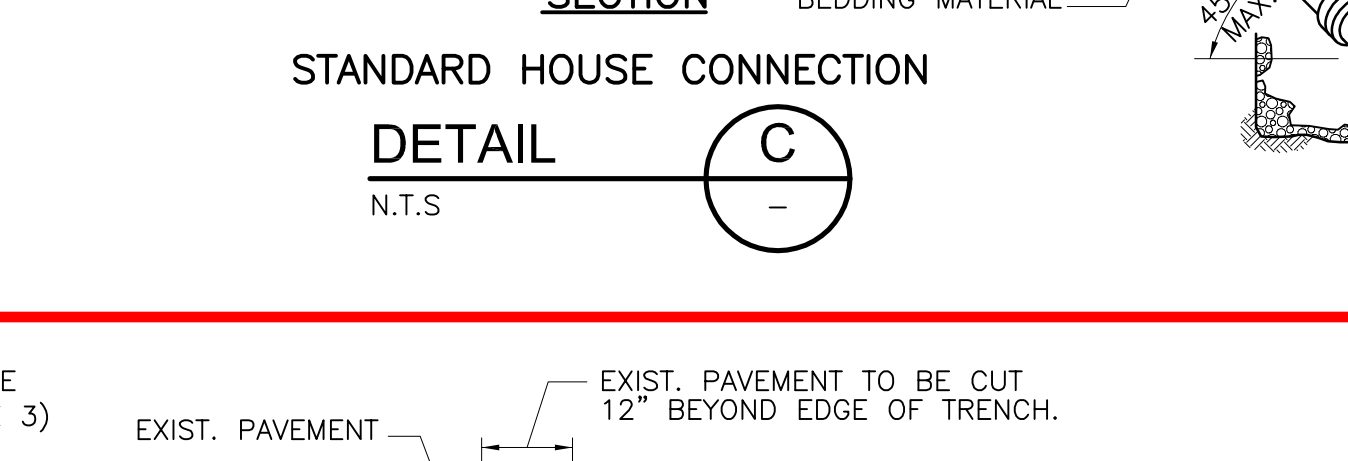
FORCE MAIN BLOW OFF DETAIL J
N.T.S.



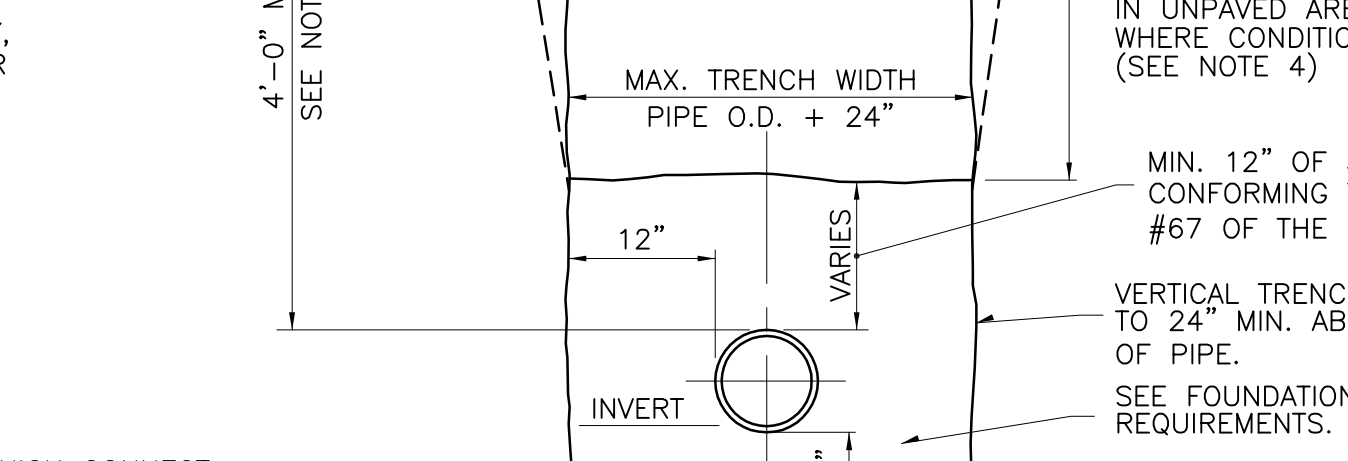
FOUNDATION MATERIAL ON EARTH DETAIL D
N.T.S.



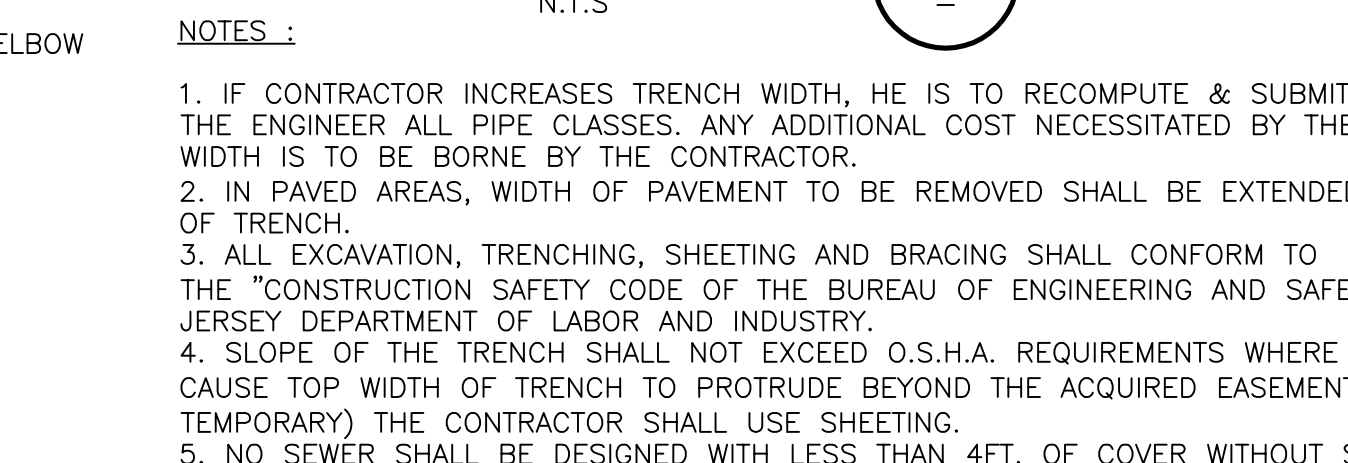
FOUNDATION MATERIAL ON ROCK DETAIL E
N.T.S.



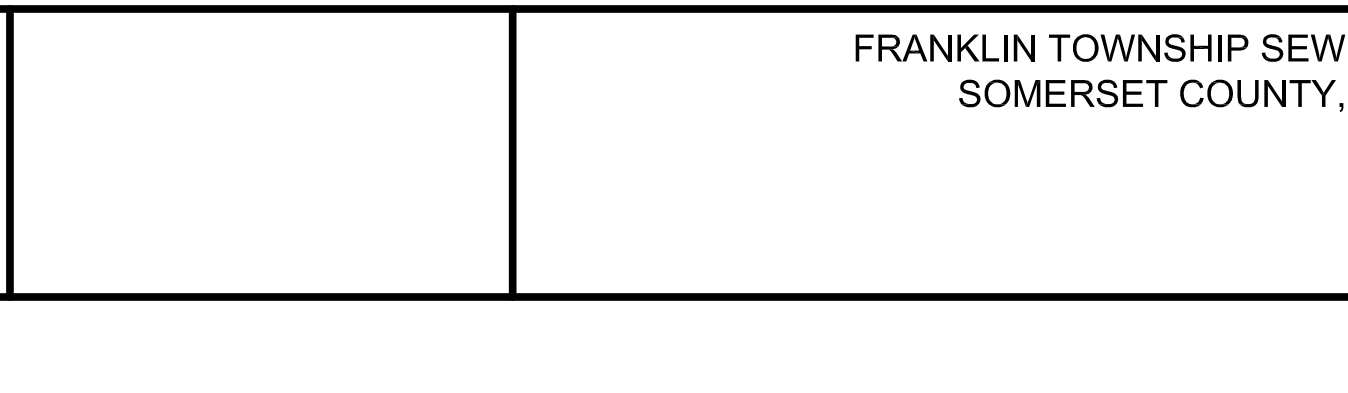
CONCRETE CRADLE ON EARTH DETAIL F
N.T.S.



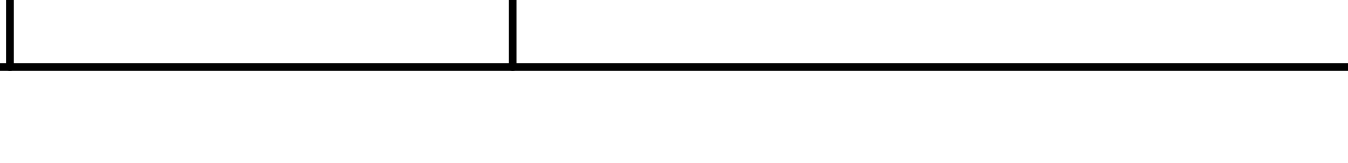
CONCRETE ENCASUREMENT DETAIL G
N.T.S.



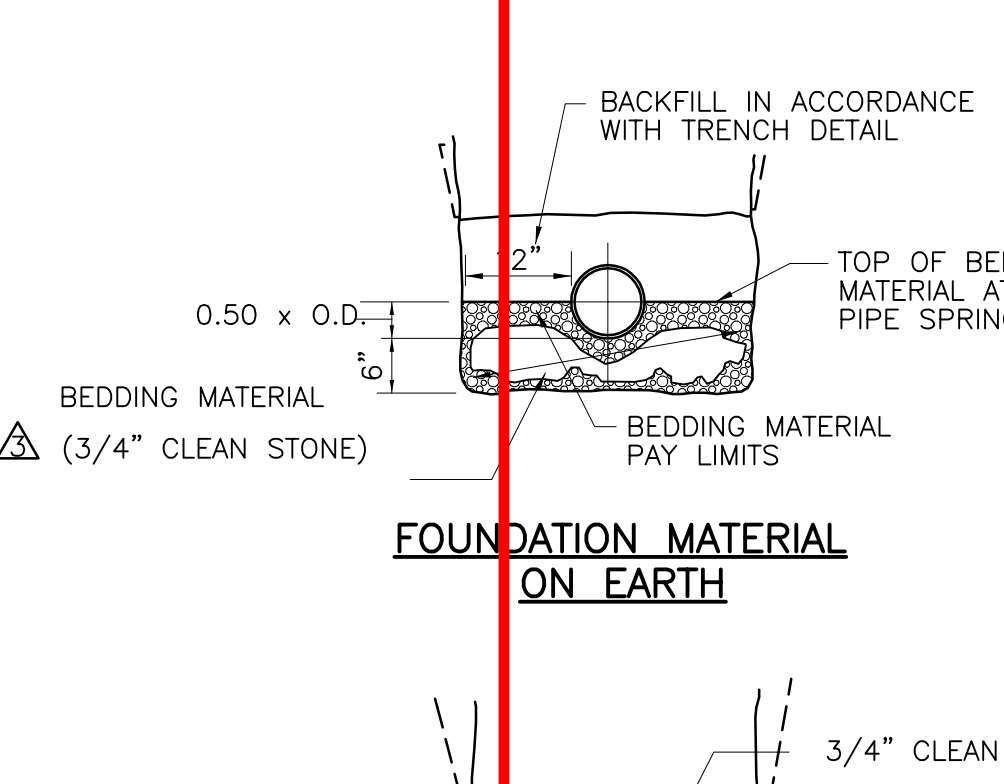
FOUNDATION REQUIREMENTS DETAIL H
N.T.S.



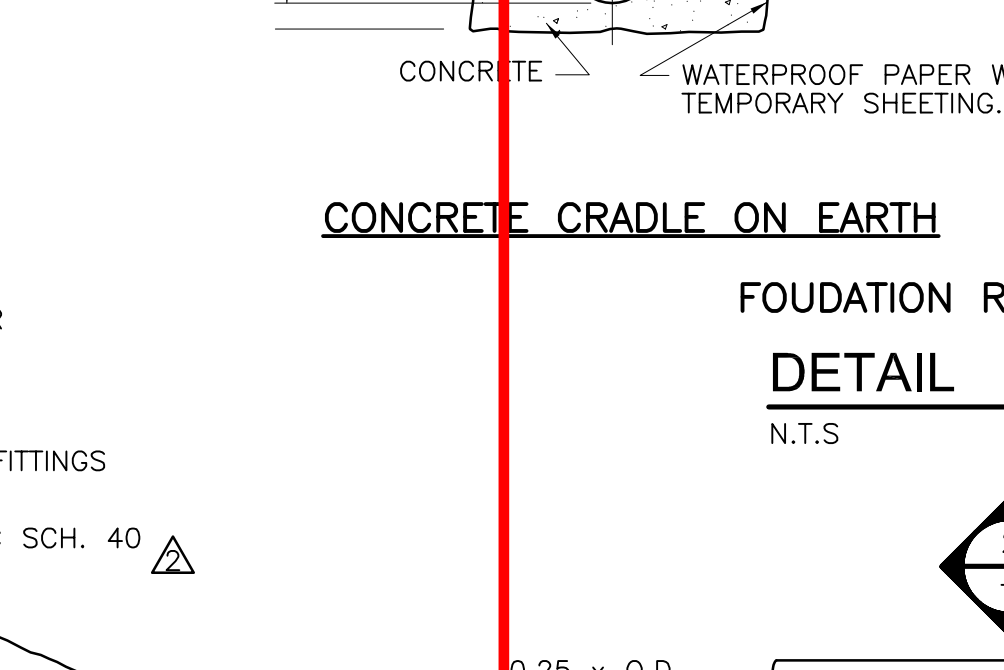
PLAN VIEW-SLAB DETAIL I
N.T.S.



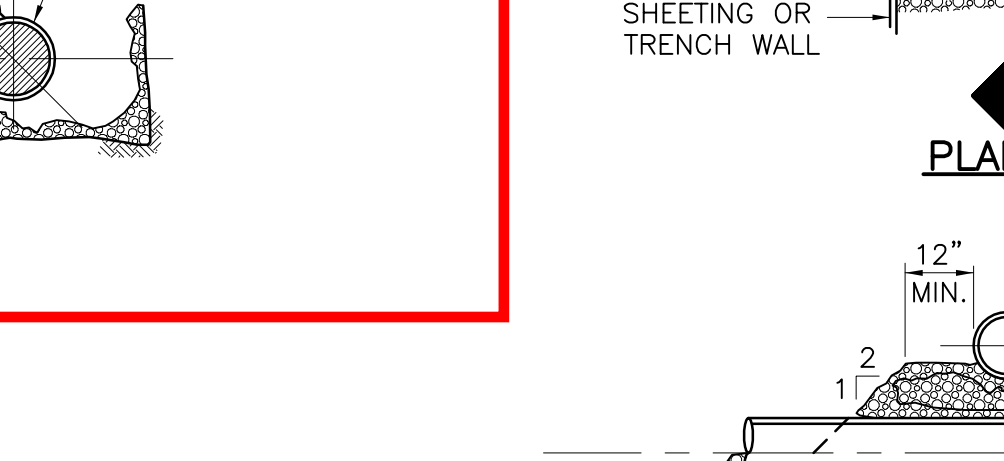
CROSS SECTION - SLAB DETAIL J
N.T.S.



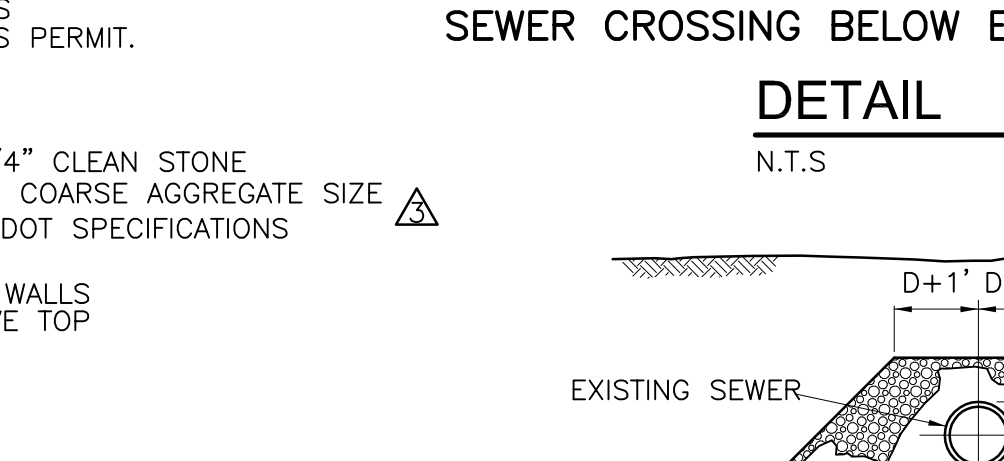
STANDARD TOWNSHIP OF FRANKLIN MANHOLE FRAME & COVER CAMPBELL FOUNDRY NO. 1203B OR APPROVED EQUAL DETAIL K
N.T.S.



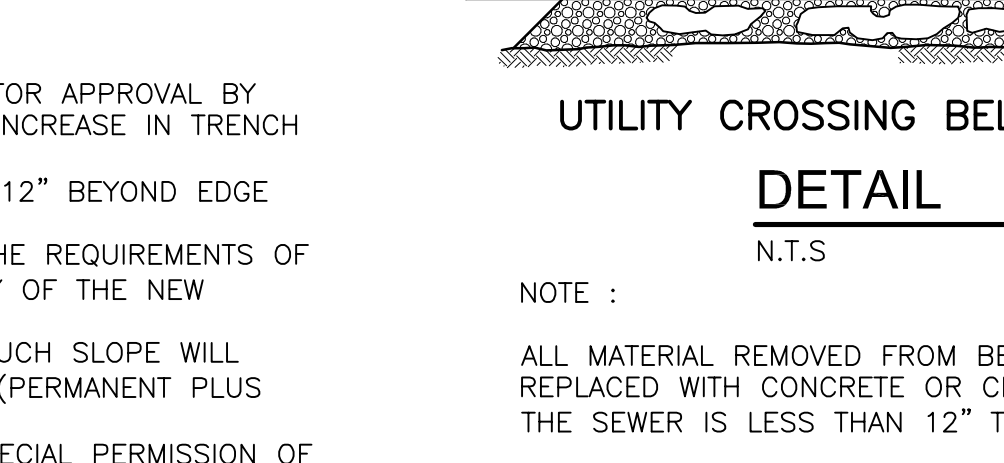
SEWER CROSSING BELOW EXISTING DRAIN OR UTILITY DETAIL L
N.T.S.



UTILITY CROSSING BELOW EXISTING SEWER DETAIL M
N.T.S.



MH CROSS SECTION SAFETY PLATFORM FOR DEEP MANHOLES DETAIL N
N.T.S.



NOTE: ALL WORK SHALL COMPLY WITH THE REVISION OF THE "RATES, RULES & REGULATIONS APPLICABLE TO SEWER SERVICE IN THE TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY" IN EFFECT AT THE TIME CONSTRUCTION BEGINS.

XREFs: [CDMS_2436] Images: []
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REV. NO.	DATE	DRWN	CHKD	REMARKS
10/13	CDM	FTSA		REVISIONS TO UPDATE RATES, RULES AND REGULATIONS
5/00	CDM	FTSA		PIPE BEDDING & GENERAL NOTE
2/98	CDM	FTSA		LATERAL RUNGS
5/97	CDM	FTSA		MANHOLE COATINGS, ENCAPSULATION SYSTEM, BEDDING

DESIGNED BY:	H. MATTESSON
DRAWN BY:	D. GARVEY
SHEET CHK'D BY:	X
CROSS CHK'D BY:	X
APPROVED BY:	X
DATE:	OCTOBER 2013

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FRANKLIN TOWNSHIP SEWERAGE AUTHORITY
 SOMERSET COUNTY, NEW JERSEY

STANDARD DETAILS II

PROJECT NO.	105979-89351
FILE NAME:	CSTD002
SHEET NO.	2 OF 3