

# Franklin Township

Somerset County, New Jersey

Municipal Building  
475 DeMott Lane  
Somerset, NJ 08873  
732.873.2500  
Fax: 732.873.0844  
www.franklintwpnj.org

## Township Technical Review Committee (TRC)

### MEMORANDUM

To: Zoning Board of Adjustment

From: Technical Review Committee (TRC)

Date: February 8, 2022

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

We have reviewed the above referenced revised 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:<sup>1</sup>

- Pool with surrounding ~~1,300~~ 693 square foot patio
- Sport court (1,320 square feet) – relocated location
- Fencing along the side and rear property lines – relocated outside of easements.

The following variance would be required:

- Max. Impervious Surface: 25% permitted ~~–42.6%~~ 37.9% 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

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

(~~42.6%~~ ~~37.9%~~ 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.



