

TOWNSHIP OF FREEHOLD



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"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME
Township Engineer

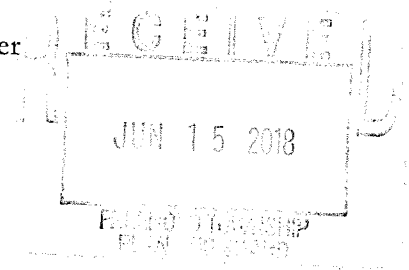
MEMORANDUM

TO: Planning Board, c/o Danielle Sims, Administrative Officer

FROM: Timothy P. White, Township Engineer

DATE: June 11, 2018

RE: Samuel and Cheryl Polverino
Block 19, Lot 59 – 124 Cannon Road
Variance Application #017-18



This review refers to the following:

- Map of Survey (w/ proposed porch), Lot 59, Block 19, Freehold Township, Monmouth County, New Jersey, one (1) sheet, dated May 7, 2018, prepared by Richard K. Heuser, P.C., signed and sealed by Richard Karl Heuser, P.E. & L.S.
- Zoning Schedule, 124 Cannon Road, Block 59, Lot 19, dated May 17, 2018, prepared and signed by Cheryl Polverino.
- Color Photographs of Existing Residence, three (3) pages, dated May 15, 2018, unsigned.
- Sketch of Proposed Porch Addition, two (2) pages, undated, unsigned.

Executive Summary

The applicant is seeking approval to construct an approximate 8 ft x 36.7 ft (length of house) front porch with roof structure at the subject property. The property is located within the Residential R-15 zone and the applicant is requesting variance relief for front yard setback (37.5 feet provided where 50 feet is required). It should be noted that the property has an existing non-conforming front yard setback of 47.3 feet. There are no other existing non-conformities at the subject lot.

This office has no comments relative to any engineering issues.


TIMOTHY P. WHITE
Township Engineer

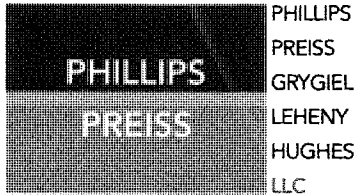
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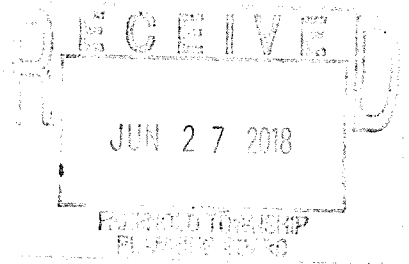
P-2



Planning & Real Estate Consultants

June 19, 2018

Freehold Township Planning Board
% Danielle B. Sims, Administrative Officer
Freehold Township
1 Municipal Plaza
Freehold, New Jersey 07728



RE: Variance Application #017-18
Planner's Review Letter
Samuel and Cheryl Polverino
124 Cannon Road
Block 19, Lot 59
R-15 Residential Zone

Dear Chairman and Members of the Board:

We have reviewed the above-referenced development application, including the following documents:

- Survey of Property for Block 19, Lot 59 in Freehold Township, prepared by Richard Karl Heuser, P.E. and P.L.S., dated 5/7/18
- Elevations and floor plans for proposed porch addition, undated, unsigned
- Site photographs, dated 5/15/18.

Project Description

The applicant is seeking bulk "c" variance approval in order to construct a new covered front porch as an addition to an existing one-story single-family dwelling. The proposed porch would encroach into the required front yard setback.

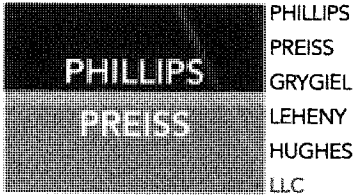
The subject property measures 20,250 square feet (0.46 acres) and is developed with a one-story single-family residence with a 2-car garage attached to the home via a breezeway. The property also contains an existing rear patio, paved driveway, and various accessory structures such as a generator and A/C units. The property has 135 feet of frontage along Cannon Road and measures 150 feet deep. The property is located in the northern portion of the Township slightly west of Route 79 (Broadway) and north of the Township's border with the Borough of Freehold. All surrounding properties are also located in the R-15 Residential Zone.

The proposed porch would replace an existing stepped landing leading to the main entrance of the house. The porch is proposed to measure 8 feet in width with a 2-foot bump-out in near the front door to provide for covered steps. The porch would extend across the front façade of the house (approximately 36.7 feet wide). A new walkway is proposed to connect the existing paved driveway to the new porch.

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DB E.H.

P-3



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Per the architectural diagrams provided by the applicant, the porch would have a gabled roof with columns. The covered portion of the roof would be clad in white vinyl siding, while the lower portion would remain open such that the red brick of the house was visible. The porch itself would be mahogany-colored, with the skirting colored same.

Zoning Compliance & Planning Comments

1. The subject property is located within the Township’s R-15 Residential zone. There is a preexisting nonconforming condition associated with the existing front yard setback, where 47.3 feet is provided to the dwelling where 50 feet is required.
2. The proposed front porch would be set back 37.5 feet from the front yard property line, where 50 feet is the minimum required front yard setback in the R-15 zone. Covered front porches are subject to the area, yard and building requirements set forth in Schedule C of the Township Land Use Ordinance. As such, bulk “c” variance relief is required to permit the proposed porch to encroach on the setback.
3. The applicant should provide testimony regarding the proposed building materials/colors to be used to construct the porch and how they would relate to the cladding of the existing house and garage. The height of the porch in relation to the house should also be provided.
4. As a bulk “c” variance is required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance(s) would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

We trust that the above information is responsive to your needs.

Respectfully submitted,

Paul A. Phillips, P.P., AICP

cc: Frank Accisano, Planning Board Attorney
Timothy P. White, P.E., Township Engineer

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