

LAUREN A. WASILAUSKI
Open Space & Stewardship
Director



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To: Montgomery Township Zoning Board of Adjustment
From: Lauren Wasilauski, Open Space & Stewardship Director
Date: November 14, 2023
Re: BA-05-23 Ramakrishna Nunugonda
Use Variance
Block 4022 Lot 3 (143 Scarborough)

This office has reviewed the following materials and offers the comments below:

- Plot & Grading Plan for block 4022 lot 3, with hand drawn proposal, date received 11/3/2023 (1 sheet)
- Architectural plans, prepared by Cirangle Architects, dated 5/31/2023 (9 sheets)
- Application package

A. Application Overview

1. The Applicant proposes an addition of a sunroom of 816 square feet.
2. The Applicant is requesting variances for the following:
 - a. Rear yard setback: 29 feet where 30 feet is required
 - b. FAR of 0.225 where 0.20 is permitted

B. Impervious Coverage Limit

1. With the Applicant's proposed sunroom addition, the impervious coverage of the lot is stated as 23.09% per the application packet. In the BMP zoning district, a 25% maximum is permitted.
2. Sheet E-1 of the architectural plans indicates the Applicant plans to construct a new patio adjacent to the left sunroom. This proposed patio is not indicated on the Plot & Grading Plan, nor in the impervious coverage calculation.
 - a. The Applicant should provide testimony regarding the proposed patio (particularly the size), and whether this would result in an exceedance in the impervious coverage limitation. If so, the Applicant should request that variance at this time.

C. Sidewalks

1. No construction access is indicated on the Plot & Grading Plan. Access should be gained to the property via the existing driveway.
2. If the sidewalk is damaged during the course of construction, it should be repaired to the satisfaction of the Township Engineer or their designee, per Code Section 11-5.2.c.3.

D. Landscaping

1. The Applicant proposes no landscaping per the note on the Plot & Grading Plan.
2. Due to the requested exceedance of FAR, the Applicant should consider adding additional trees, rain gardens, or other vegetation to absorb the increased stormwater runoff.

E. Lighting

1. The Applicant appears to proposed one (1) exterior light on the left sunroom (sheet E-1). Any exterior lights should be pointed downward and/or shielded to minimize glare and spillover into surrounding properties.
2. This office recommends that any proposed exterior lighting should use a color temperature no greater than 3000K, but preferably no greater than 2700K.
 - a. The impacts of too much light at night (particularly “blue” or short wavelength lighting) have been documented to negatively impact human health, as well as wildlife and insects.
 - b. Princeton University’s Office of Sustainability recently released a short documentary detailing these negative impacts:
<https://www.youtube.com/watch?v=FW0WZX75Nmo>