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November 22, 2023

55180 00

To: Cheryl Chrusz, Board Secretary
Montgomery Township Zoning Board
2261 Van Horne Road
Route 206
Belle Mead, NJ 08502

From: Rakesh R. Darji, PE, PP, CME
Zoning Board Engineer

Re: Nunugonda – FAR
143 Scarborough Road
Montgomery Township
Somerset County, New Jersey
Block 4022, Lot 3
Variance Application
Application #BA-05-23

Our office has reviewed the documents submitted by the applicant for a Bulk Variance Application. The property is within the Area I of the Bell Mead Planned Unit Zoning District at the address listed above. The parcel contains 0.53 acres.

A 2-story dwelling with a driveway, and landscaping are the existing improvements. The dwelling is located within the Country Club Estates development. The dwelling is serviced by both public water and sewer. The applicant is proposing to construct an 816 SF sun room at the rear of the house. The applicant is seeking a d(4) variance for exceeding the maximum floor area ratio, in addition to bulk variances.

Per the Township GIS mapping, the property is not encumbered by any critical areas, such as steep slopes or wetlands. There is, however, a 10 FT wide underground utility easement along the Scarborough Road frontage. In addition, a stormsewer easement is located at the southeastern corner of the parcel.

The following information has been submitted by the applicant in support of this application. This office has reviewed submitted documents for compliance with the submission requirements of the Montgomery Township Land Use Ordinance.

1. Montgomery Township Land Development Application, dated August 2023.
2. Montgomery Township Variance Checklist, dated August 2023.
3. As-Built Grading Plan, prepared by Van Cleef Engineering Associates, dated October 9, 2018.
4. Plot and Grading Plan, prepared by Van Cleef Engineering Associates, dated June 29, 2017, revised August 22, 2017 (*note: zoning approval notes; and notes/sketch by applicant on plan*).
5. Sunroom Plans, prepared by Cirangle Architects, dated May 31, 2023, consisting of 11 pages.

General Information

Owner/: Ramakrishna Nunugonda
Applicant 143 Scarborough Road
Belle Mead, NJ 08502
rknunu@hyahoo.com

Architect: Larry Cirangle
15 Plaza Nine
Manalapan, NJ 07726
lciran@aol.com

Zoning

1. A single-family dwelling is a permitted within this zoning district.
2. The proposed sunroom includes 2 sunroom sections with a covered porch between the sunrooms, approximately 15.8 FT wide by 51 FT long and will be part of the principal structure.

Zoning – Area-1, BMPUD
§16-4.15-1b.1(a) – Area and Yard Requirements

	Required	Existing	Proposed	
Min Lot Area	14,400 SF	23,318 SF	N/C	Conforms
Min Lot Frontage	100 FT	178 FT	N/C	Conforms
Min Lot Width	100 FT	178 FT	N/C	Conforms
Min Lot Depth	125 FT	131 FT	N/C	Conforms
Min Setbacks*				
- Front Yard	40 FT	44.7 FT	N/C	Conforms
- Rear Yard	30 FT	45.2 FT	29 FT	Variance
- Side Yard (each)	20 FT	45 FT	N/C	Conforms
Max Building Coverage	15 %	11 %	14.3%	Conforms
Max Accessory Building Coverage	3%	N/A	N/A	Conforms
Max Impervious Coverage	25 %	19.6 %	22.6 %	Conforms
Max Floor Area Ratio	20 %	19 %	22.06 %	Variance

* Note: the existing setback dimensions are taken from the “As-Built Plans.”

Variances

1. The maximum permitted Floor Area Ratio (FAR) in this zoning district is 20%. The existing FAR is 19%. With the addition of the proposed sunroom (approximately 816 SF) the proposed FAR is 22.06 %. The applicant will require a d(4) variance.

The applicant is seeking the following bulk variances:

2. In accordance with §16-4.15-1b.1(a), the minimum rear yard setback is 30 FT in this zoning district. The existing rear yard setback is 45.33 FT. With the addition of the proposed sunroom, the rear yard setback will be 29 FT. A variance is required.

The Applicant has the burden of proof to present “positive” and “negative” criteria to justify the variance and should be prepared to provide testimony as such. The applicant must provide to the satisfaction of the Board that there are exceptional conditions of the property preventing the applicant from complying with the Zoning Ordinance. Testimony should also demonstrate that the site is particularly suited to the proposed use and that the proposal will advance the purposes of the Municipal Land Use Law and the Township’s Master Plan and Zoning ordinances. Additionally, the applicant must show that the variance can be granted without substantial

detriment to the public good and that the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinances. Testimony should be provided.

General Comments

1. It is recommended that as a condition approval that the applicant agree to repair and/or replace any sidewalk, curbing or driveway apron that may be damaged as a result of the construction vehicles accessing the property per the Township Engineer.
2. The applicant states that the proposed sunroom will be constructed above the existing grade on Sonotube footings with 6”x6” wood posts. Testimony should be provided regarding the treatment of the ground surface below the proposed sunroom.
3. The existing drainage patterns should be discussed, and testimony provided on any impact the proposed construction will have on these drainage patterns, and ultimately the neighboring properties. It is unclear from the plans whether roof drains are proposed and if such roof drains are connected to the existing roof runoff drainage.
4. The project does not meet the requirements of a major or minor development per §16-5.2, thus stormwater management is not required.
5. The applicant should quantify the disturbance anticipated for this construction. Any disturbance should conform to the following:
 - a. Per §16-5.6c, no soil shall be removed from or imported to the site in excess of 20 CY per year without prior approval of the Planning Board. If soil is proposed to be removed from or to the site it should be noted as such.
 - b. A minimum of 14 trees per acre shall be planted on single family residential lots per §16-5.6d3(a); which may be permitted to be per acre of disturbed land.

Permits & Approvals

6. The applicant shall secure any and all other approvals, licenses, and permits required by any other board, agency or entity having jurisdiction over the subject application or over the subject property, if required.

Administrative

7. We reserve the opportunity to make further comments if additional information is presented.
8. All future resubmissions of the plans shall clearly indicate a revision date and be accompanied with a point-by-point response letter to the comments of the Board’s professional staff.

Should you or the applicant have any questions, please do not hesitate to contact this office.

RRD/mbs

Cc:

Ramakrishna Nunjgonda, Applicant (rknnu@yahoo.com)
Larry Cirangle, Architect (lciran@aol.com)
James Clavelli, Board Planner
Richard Bartolone, Board Landscape Architect
Jonathan Drill, Esq., Zoning Board Attorney