

October 7, 2024

Karen Radcliffe, Board of Adjustment Secretary
Kingwood Township Board of Adjustment
559 Oak Grove Road
Frenchtown, NJ 08825

via email: boa@kingwoodtownship.com

Reference: Variance Application – Completeness Review
Block 28, Lot 10.01 – 47 Fairview Road
Kingwood Township, Hunterdon County, New Jersey
Applicant: Gerald Strober
VCEA # 6598.043

Dear Board Members:

Our office is in receipt of the referenced Variance Application as submitted by Erica Edwards, Esq., Applicant's Attorney, on behalf of the Applicant, Gerald Strober, for the property located at Block 28, Lot 10.01, having an address of 47 Fairview Road. The underlying zoning district is the Agriculture/Residential (AR-2) District. The Applicant seeks approval to relocate and existing shed and construct a new 30' x 40' garage in its place, 12 feet from the existing sideline. A C1 Non-Use Variance (Hardship) application is requested as noted in the submitted application form.

Documentation submitted by the applicant consists of the following:

1. Kingwood Township Board of Adjustment Variance Application, dated September 5, 2024.
2. Checklist for Variance Applications, dated September 5, 2024.
3. Wetland Investigation for proposed Shed Construction Letter, by Jeff Tareila Environmental Consulting, dated May 30, 2024.
4. Board of Adjustment Escrow Agreement, dated September 5, 2024.
5. Existing Conditions Plan for Block 28, Lot 10.01, as prepared by Patrick H. Fatton, PLS, consist of one (1) sheet, dated September 2024.
6. Engineering plan titled "Variance and Conceptual Garage Plan," as prepared by Robert Martucci, of Martucci Engineering, LLC., consisting of four (4) sheets, dated September 2024.

Application Summary

The subject property contains a net area of 2.00 acres and is currently improved with a two (2) story single family residential dwelling, rear deck, In-ground swimming pool, two (2) sheds and a paved driveway. The driveway is a common drive shared with adjacent Lot 10.02 within a 50 ft wide common driveway access

OFFICE LOCATIONS

www.vancleefengineering.com

Lebanon, NJ
908-735-9500

Hamilton, NJ
609-689-1100

Toms River, NJ
732-573-0490

Freehold, NJ
732-303-8700

Bethlehem, PA
610-332-1772

Hillsborough, NJ
908-359-8291

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862-284-1100

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908-454-3080

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215-345-1876

Leesport, PA
610-670-6630

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easement. The property has fronts on Fairview Road to the north and is bordered by improved residential lots along the remaining sides.

The applicant's engineer has identified the following requested relief from the Schedule of Lot and Building Requirements for AR-2 Districts. Requested variances are provided in the Zone Data table on sheet 3 of the plan set.

- Minimum Side Yard Setback is 30 feet. The garage is proposed at 12 feet.
- Maximum Aggregate Impervious Lot Coverage is 13%. 13.12% is proposed.

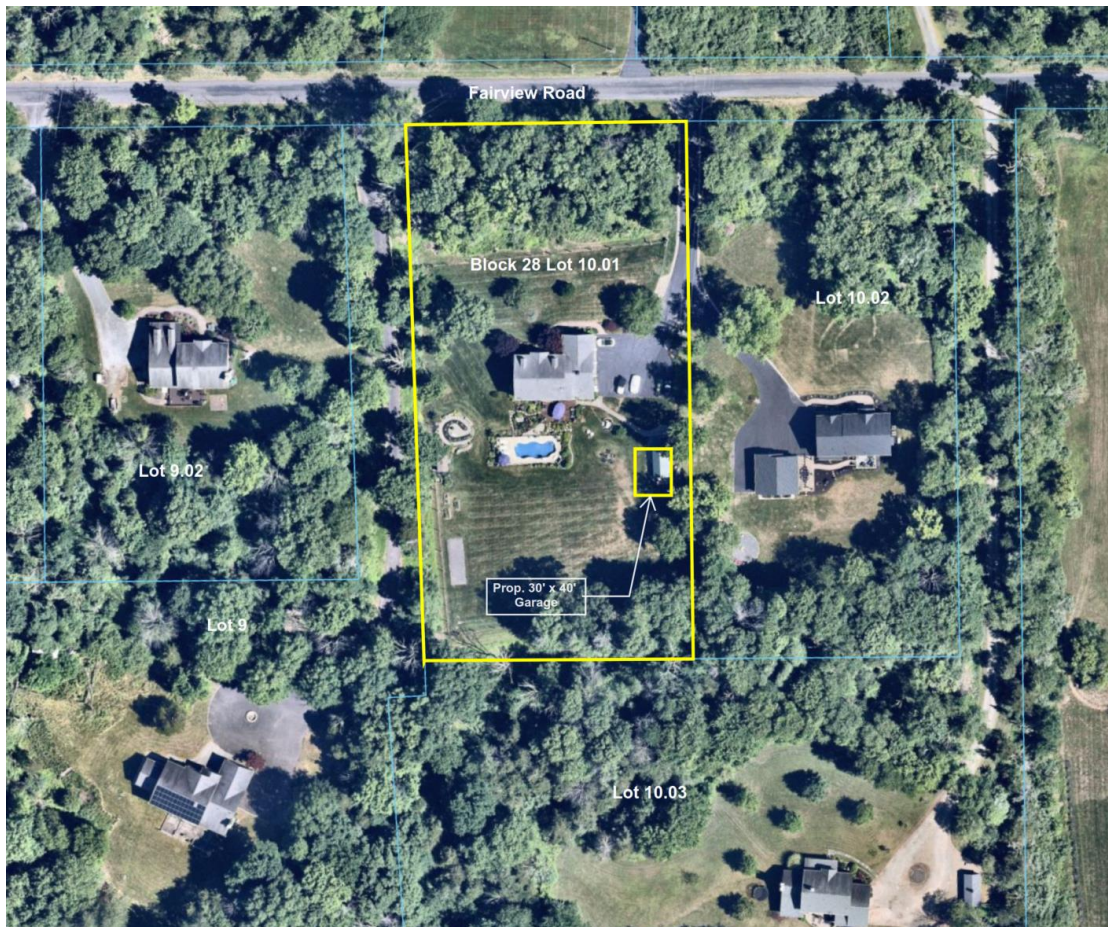


Figure 1. Subject property, showing existing conditions and approximate boundary lines.
Aerial imagery courtesy of Nearmap.com, June 2024

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Completeness Review

Upon review of the Kingwood Township Checklist for Variance Applications, we find that all checklist items have been provided and the applicant may be **Deemed Complete** at this time. A full

This concludes our review at this time. A full zoning review of the requested variances will be prepared in advance to a scheduled public hearing. Should there be any questions, please contact our office.

Sincerely,



Thomas R. Decker, PE, PP, CME
Kingwood Township Board Engineer

cc: Gerald Strober – Applicant (via mail: 47 Fairview Rd., Frenchtown, NJ 08825)
Erica Edwards Esq. – Applicant’s Attorney (via email: Edwards@edwardslaw.com)
Robert Martucci, PE – Applicant’s Engineer (via email: rmartucci@martucciangllc.com)
Matthew R. Flynn, Esq. – Board Attorney (via email: flynn@centraljerseylaw.com)
David Banisch, PP – Board Planner (via email: davidbanisch@banisch.com)