

**CUSTOM HOMES OF NJ, LLC.**  
**Lots 28, 28Q, 30, 30Q, Block 19**  
**Township of Manalapan**  
**April \_\_, 2020**

**NARRATIVE DESCRIPTION OF APPLICATION:**

Custom Homes of NJ, LLC (“*Applicant*”), seeks approval preliminary and final major subdivision approval along with bulk variance and D(4) variance relief to create, along with associated site improvements, a residential subdivision consisting of thirty (30) lots each approximately being one half acre and of the thirty (30) proposed lots, applicant proposes to develop twenty nine (29) of them into single family detached dwellings and one (1) lot to be utilized as a storm water management basin (the “*Project*”) at property located in the Township of Manalapan located at 101 Taylors Mills Road (currently block 19, lots 28 and 28Q) and 107 Taylors Mills Road (currently block 19, lots 30 and 30Q) (the “*Property*”) from the Township of Manalapan Zoning Board of Adjustment (“*Board*”). The Property consists of adjacent lots consisting in the aggregate of approximately 25 acres utilized as farmland along with two existing residential homes. The Property is located in the Township’s RE Zone (the “*RE Zone*”). The Project will receive sewer service via an easement across part of adjacent lot 39.01 which ties in to an existing sewer main that services existing residential developments neighboring the Property.

The proposed Project is consistent with the existing neighborhood, beneficial to the public good without substantially impairing the intent or purpose of the zoning ordinances of Manalapan and further will promote the public health, safety, morals and general welfare of the municipality. The Property can accommodate any issues related to the floor area ratio variance due to its large size, location and immediate proximity to similar residential developments.

**VARIANCES REQUESTED:**

1. Lot Area – Applicant requests a “C” variance to permit 29 approximately 0.5327 acre lots whereas the RE zone requires a minimum 3 acre lot area.
2. Interior Lot Frontage & Width. Applicant requests a “C” variance to permit interior lots with frontage and width of 100 Feet whereas the RE zone requires 200 feet.
3. Interior Lot Depth. Applicant requests a “C” variance to permit interior lots with lot depth of approximately 153.93 feet whereas the RE zone requires 250 feet.
4. Corner Lot Depth. Applicant requests a “C” variance to permit corner lots with depth of approximately 180.48 feet whereas the RE zone requires 250 feet.
5. Principal Building Minimum Yard Requirements. Applicant requests “C” variances to permit the following:

Front - 60 Feet whereas the RE zone requires 100 feet

Interior Side - 15 Feet whereas the RE zone requires 35 feet

Street Side 60 - Feet whereas the RE zone requires 90 feet  
Rear Side - 35 feet whereas the RE zone requires 50 feet

6. Accessory Building Minimum Yard Requirements. Applicant requests "C" variances to permit the following:  
Front - 60 Feet whereas the RE zone requires 100 feet  
Interior Side - 15 Feet whereas the RE zone requires 30 feet  
Street Side - 60 Feet whereas the RE zone requires 60 feet  
Rear Side - 10 Feet whereas the RE zone requires 50 feet
7. Max Building Coverage. Applicant requests a "C" variance to permit building coverage percentage of approximately 15% whereas the RE Zone permits a maximum building coverage percentage of 7.5%.
8. Improvable Area. Applicant requests "C" variances to permit corner and interior lots each with improvable area of 6,000 square feet whereas the RE Zone permits a minimum improvable area of 20,000 square feet.
9. Improvable Area Diameter. Applicant requests a "C" variances to permit corner and interior lots each with improvable area diameters of 60 feet whereas the RE Zone permits a minimum improvable area diameter of 100 feet.
10. Maximum Habitable Floor Rea Ratio. Applicant requests a "D4" variance to permit a maximum proposed habitable floor area ratio of .15 whereas the RE Zone permits a minimum habitable floor area ratio of .06.
11. Applicant will seek any other variances, waivers, exceptions or deviations that may be required by the Board and its professional consultants.

#### WAIVERS REQUESTED:

1. Checklist item 42. Temporary waiver requested. Applicant will provide reduced sized plans upon completeness declaration.
2. Checklist item 50. Temporary waiver requested. Applicant will request and obtain proposed block and lot numbers from the municipal assessor upon declaration of completeness.
3. Checklist items 53 & 54. Temporary waiver requested. Applicant will provide proposed subdivision deed(s) and dedications deed(s) as may be required by the Board as conditions to approval.
4. Checklist item 70. Temporary waiver requested. Applicant will supplement application with preliminary architectural plans and elevations upon declaration of completeness.

5. Checklist item 71. Temporary waiver requested. Applicant will supplement application with utility company statements upon declaration of completeness.

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