

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF MONROE  
GLOUCESTER COUNTY**

125 VIRGINIA AVENUE  
WILLIAMSTOWN, N.J. 08094  
(856) 728-9800  
Ext. #271 / #279

**NOTICE OF APPLICATION OR APPEAL**

ZBA No. 20-13

Applicant: Stephen Paparo Owner: \_\_\_\_\_  
(If different than applicant)

Address: 908 Shetland Lane Address: \_\_\_\_\_

Williamstown, NJ 08094

Telephone No. (609) [REDACTED] Telephone No. [REDACTED]

Fax No. \_\_\_\_\_ E-Mail Address: [REDACTED]

Attorney: \_\_\_\_\_ E-Mail Address: \_\_\_\_\_  
Telephone No. \_\_\_\_\_

Address: \_\_\_\_\_

Property Address: 908 Shetland Lane Williamstown, NJ 08094

Plate: \_\_\_\_\_ Block: 24.0302 Lot: 3 Zoning Classification: R2

1. Application concerns: (Check what is applicable)

Use \_\_\_\_\_ Lot Area \_\_\_\_\_ Rear/Side/Front Yards  Height \_\_\_\_\_ Addition \_\_\_\_\_ Existing Building \_\_\_\_\_

Proposed building \_\_\_\_\_ Minor/Major Site Plan \_\_\_\_\_ Minor/Major Subdivision \_\_\_\_\_

Alleged Error of Township Official \_\_\_\_\_ Other \_\_\_\_\_

2. Brief description of real estate affected: Development Name: Saddlebrook Farms

Location: 908 Shetland Lane

Nearest Cross-Street: Dartmoor Ave Lot size: 13,000 SQ FT

Does Property Have Water/Sewer? \_\_\_\_\_ Private  Public

If use variance is requested for accessory structure, what is the square footage of existing home? 2668  
SQ FT

Is this in a Pinelands area? No if yes, Certificate of Filing No. ∅  
(Please attach a copy of Certificate of Filing if applicable)

Present use: Residential home Present improvements upon land: Residential home with covered porch

3. If this application is for a use variance in conjunction with a request for a site plan approval, site plan waiver, or subdivision, have the appropriate forms been submitted? YES: \_\_\_\_\_ NO: \_\_\_\_\_ NA

4. If this is an appeal action of a Township Official: Date of Action: ∅

Your statement of alleged error of Township Official (Include name and title of Official) ∅

5. State, in detail, what you want: A bulk Variance For Rear yard Setback for the Construction of a Covered Porch. Current Setback is 29', Where 37.5' is needed.

6. State why you think the Board should grant what you want. State whether or not you are claiming a hardship and state specifically what hardship you are claiming:

The proposed Covered Porch is small, only 14' wide. Our lot size is very small, which is why the setback distance is so small. The land behind our home is open space township land. so no resident will be affected.

7. If there have been any previous applications filed in connection with these premises state the date and the name under which it was filed:

∅

I hereby depose and say that all of the above statements and the statements contained in any papers or plans Submitted herewith are true to the best of my knowledge and belief.

Sworn to and subscribed before me  
This 8<sup>th</sup> day of MAY 2020

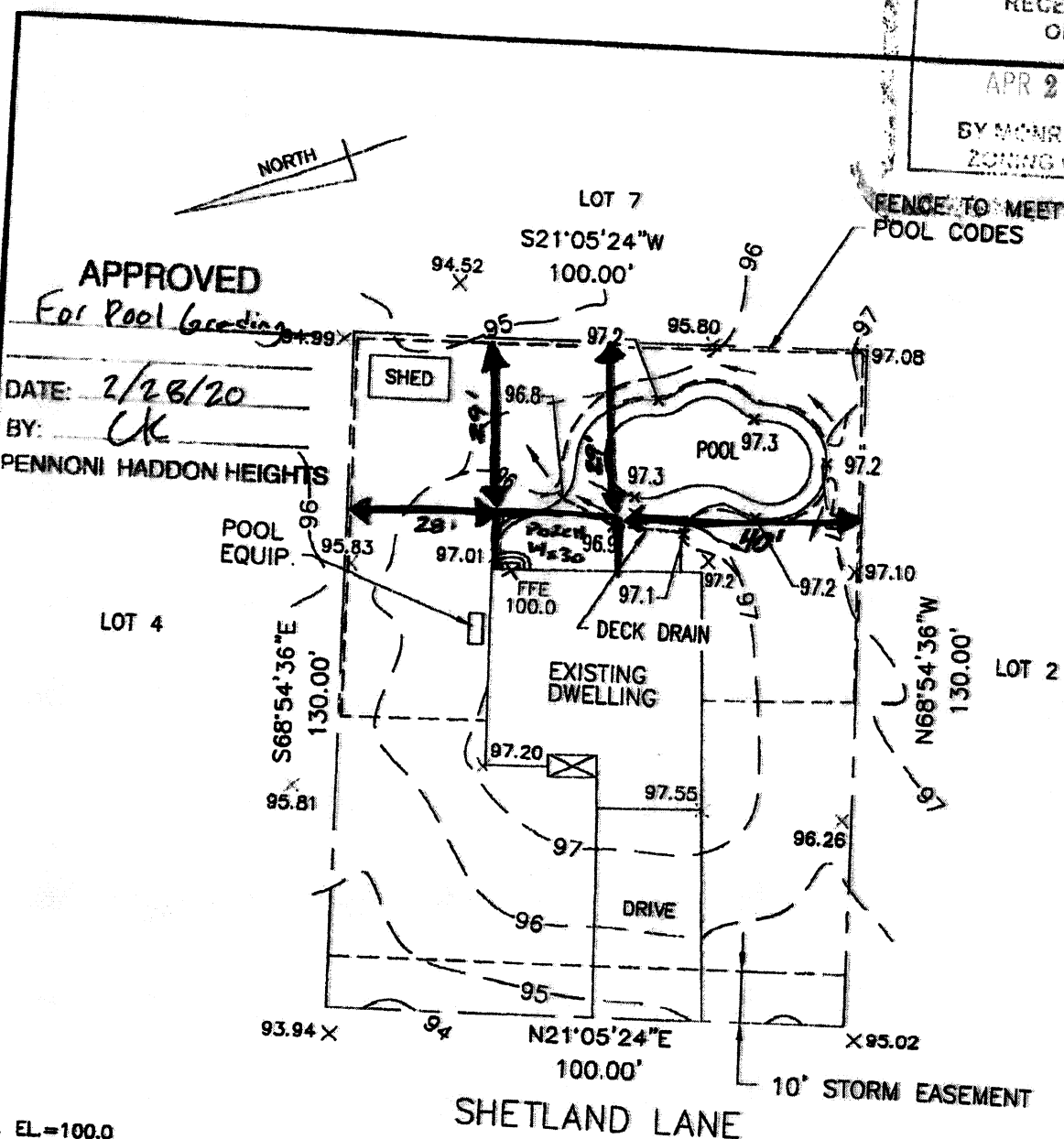
[Signature]  
NINETTE M ORBACZEWSKI  
NOTARY PUBLIC, STATE OF NEW JERSEY  
MY COMMISSION EXPIRES  
OCTOBER 05, 2024

[Signature] 06 MAY 2020  
(Signature of Applicant)

BOARD USE ONLY Date application received: 5/7/2020 Deemed Complete: \_\_\_\_\_

[04/02/19] Public hearing date: 6/9/20 By: dmf

RECEIVED ON  
 APR 29 2020  
 BY MONROE TWP.  
 ZONING OFFICE



APPROVED  
 For Pool Grading  
 DATE: 2/28/20  
 BY: UK

FENCE TO MEET ALL  
 POOL CODES

F.F. EL.=100.0  
 (ASSUMED DATUM)  
 (BENCH MARK)  
 ← = SLOPE 1.5% MIN.

GRADE AT BUILDING CORNERS  
 TO REMAIN UNCHANGED.

NOTE:  
 SURVEY INFORMATION OBTAINED FROM  
 "PLAN OF SURVEY LOT 3, BLOCK 24.0302  
 MONROE TOWNSHIP, GLOUCESTER COUNTY"  
 AS PREPARED BY FRANK A. INTCESSIMONI ON 8/9/19.

EXISTING TOPOGRAPHY BY DAREN LEEPER, P.L.S.  
 ON 1/16/20.

THE CONTRACTOR IS RESPONSIBLE FOR  
 VERIFYING THAT THE FINAL CONSTRUCTED CONDITIONS  
 CONFORM TO THE INDICATED PROPOSED GRADING.

APPLICANT: STEPHEN PAPARO  
 908 SHETLAND LANE  
 WILLIAMSTOWN, NJ, 08094

POOL GRADING PLAN

LOT 3, BLOCK 24.0302  
 MONROE TOWNSHIP  
 GLOUCESTER COUNTY, NEW JERSEY

DATE: 1/17/20 SCALE: 1"=30'

*James E. Maccariella Jr.*  
 N.J. PROFESSIONAL ENGINEER LICENSE NO. 30822

JAMES E. MACCARIELLA JR.  
 38 COUNTRY SQUARE LANE  
 MARLTON, NJ 08053 608-560-1845

REV. 2/19/20  
 REV. 1/30/20

**Township of Monroe**  
125 Virginia Ave  
Williamstown, NJ 08094  
(856)728-9800 FAX (856)629-2143

Application No. **10754**  
Insp/Record No. **1008**  
Block/Lot **24.0302/3.**

**Code Compliance Report**  
908 SHETLAND LA

Respondent

Co-Respondent

**SWINK CONSTRUCTION**  
730 PARVINS MILLS  
BRIDGETON, NJ 08302  
(000)000-0000

*Covered patio*

Date 5/01/20 Abate/Resubmit by \_\_\_\_\_ Approval Date \_\_\_\_\_

<u>Code/Item</u>	<u>Code Description</u>	<u>O.K.</u>
ZONING REQ	ZONING REQUIREMENTS NOT MET The Proposed Work at the Property does not meet the requirements for the Zone that the property is in. Please see the attached Referral form for your application to the Zoning Board of Adjustment for the required Variances.	<u>O.K.</u>

You are the owner/responsible party of the subject property. You have by the abate by date above, to take the required corrective action. Complying within that time, you will avoid multiple complaints being filed with the Municipal Court of the Township of Monroe without further notice to you, if convicted, this may subject you to a fine and other penalties at the discretion of the Judge.

If you have any questions, please call , at (856)728-9800

*Tina Port* 5/1/20  
Official(at time of notice) Date

\_\_\_\_\_  
Official (When all items are abated) Date

REFERRAL FORM TO THE LAND USE BOARDS

Planning Board: \_\_\_\_\_

Zoning Board: X

APPLICATION DETAILS

Date: 5/1/2020

Name of Applicant: Paparo, Alysia

Address of Applicant: 908 SHEPARD LN.

Block: 24-0302 Lot(S): 3

Zone: R2 Pinelands: NO

**THIS APPLICATION FOR A ZONING PERMIT NEEDS THE FOLLOWING LAND USE BOARD APPROVAL BUT NOT LIMITED TO ANY PROFESSIONAL REVIEW FOR THE BOARD:**

VARIANCES:	REQUIREMENTS:	PROPOSED:	NEED:
USE:		<u>Covered Porch</u>	<u>OK</u>
SIDE YARD:	<u>15</u>	<u>28/40</u>	
REAR YARD:	<u>37.5</u>	<u>29</u>	<u>Bulk</u>
FRONT YARD:	_____	_____	_____
BULK:	_____	_____	_____
LOT AREA:	_____	_____	_____
LOT WIDTH:	_____	_____	_____
LOT COVERAGE:	_____	_____	_____
ENCROACHMENT INTO BUFFER	_____	_____	_____

**WAIVERS:**

SIDEWALK WAIVER \_\_\_\_\_

SITE PLAN WAIVER \_\_\_\_\_

**SITE PLAN:**

MINOR SITE PLAN \_\_\_\_\_

MAJOR SITE PLAN \_\_\_\_\_

**SUBDIVISION**

MINOR SUBDIVISION \_\_\_\_\_

MAJOR SUBDIVISION \_\_\_\_\_

COMMENTS: \_\_\_\_\_

[Signature]

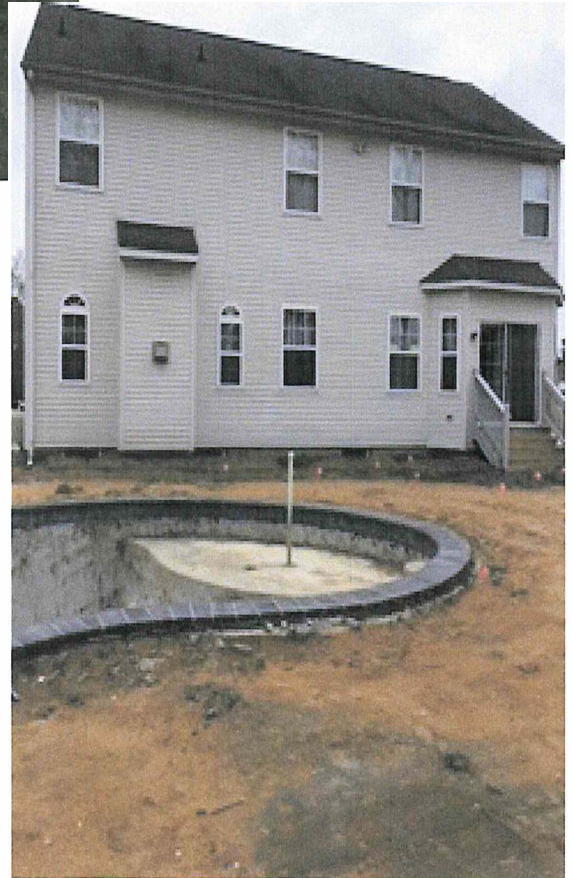
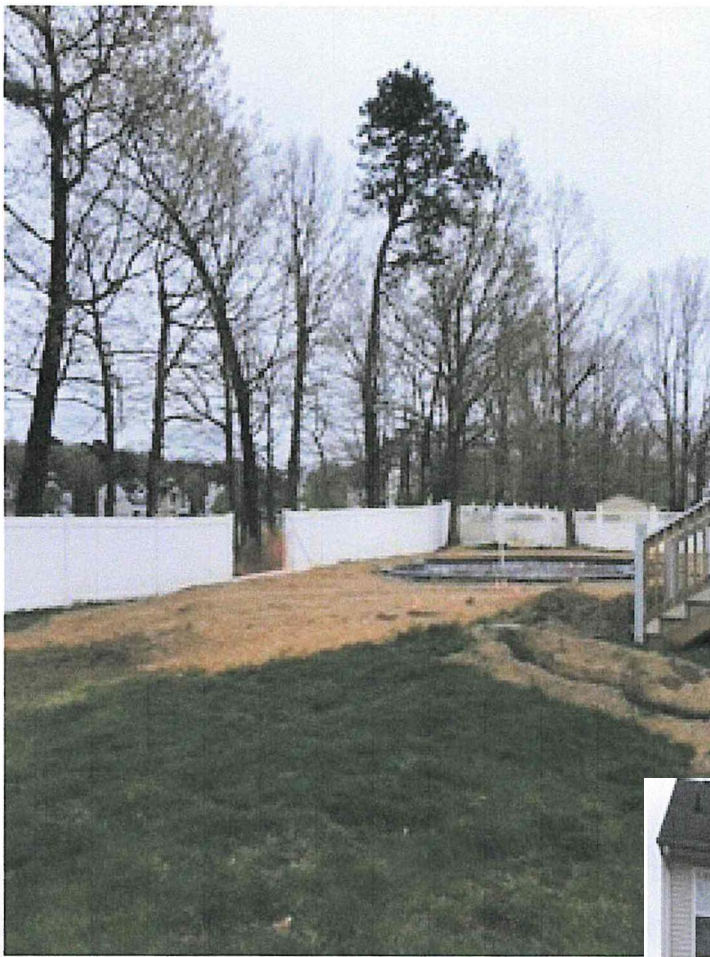
Zoning Officer Signature

5/1/2020

Date

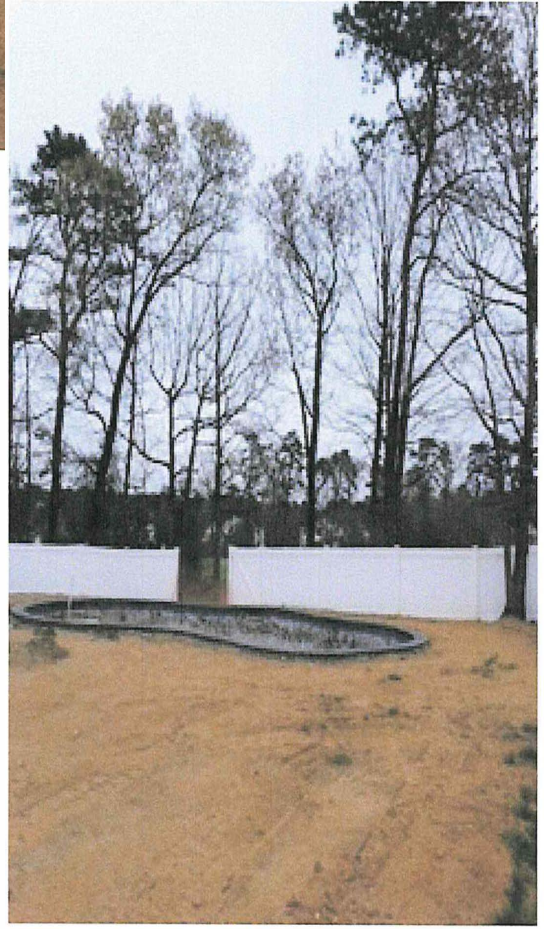
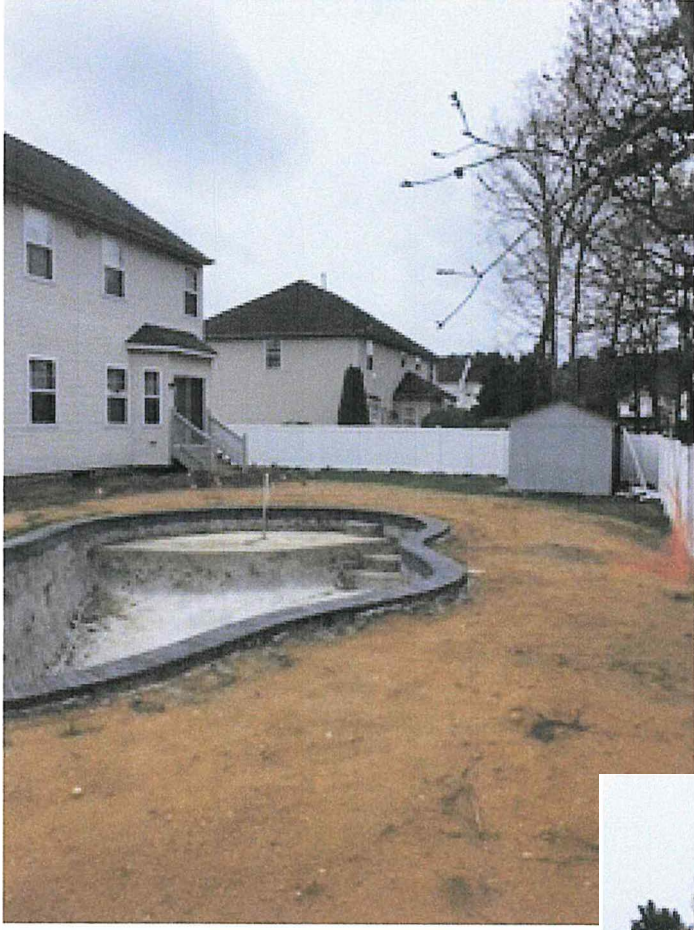
CC: Applicant, Land Use Board Secretary, file

908 SHETLAND LANE  
PAPARO PAGE 1 OF 3



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PAPARO PAGE 2 of 3



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DAPARO PAGE 3 of 3

