

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. 20-34

Applicant: Paul McCullough Owner: Paul McCullough
(If different than applicant)

Address: 1419 Cranleigh Lane Address: _____
Williamstown, NJ 08094

Telephone No. _____ Telephone No. _____

Fax No. _____ E-Mail Address: _____

Attorney: _____ E-Mail Address: _____
Telephone No. _____

Address: _____

Property Address: 1419 Cranleigh Lane Williamstown, NJ 08094

Plate: 36.01 Block: 36.0101 Lot: 9 Zoning Classification: RG-PR

1. Application concerns: (Check what is applicable)

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

Proposed building _____ Minor/Major Site Plan _____ Minor/Major Subdivision _____

Alleged Error of Township Official _____ Other Lot Coverage

2. Brief description of real estate affected: Development Name: _____

Location: 1419 Cranleigh Lane

Nearest Cross-Street: Corkery Lane Lot size: 17061

Does Property Have Water/Sewer? _____ Private Public

If use variance is requested for accessory structure, what is the square footage of existing home? 2245

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

Present use: Residential Present improvements upon land: SFD

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: _____

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: INSTALL 18'x41'7" INGROUND POOL. 3' WALK DECK ALL SIDES. ADDITIONAL 300 SQ. FT POOL PATIO AREA. ADDITIONAL 140 SQ. FT. PATIO AREA. REQUESTING 1.16% LOT COVERAGE RELIEF.

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:

POOL IS NEEDED FOR POST TRAUMATIC STRESS DISORDER

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: NO

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 25th day of August 2020

Ninette M. Orbaczewski
(Notary Public)

Paul V. McLaughlin
(Signature of Applicant)

NINETTE M ORBACZEWSKI
NOTARY PUBLIC, STATE OF NEW JERSEY
BOARD USE ONLY
MY COMMISSION EXPIRES
OCTOBER 05, 2024

Date application received: 8/25/20 Deemed Complete: _____

REFERRAL FORM TO THE LAND USE BOARDS

Planning Board: _____

Zoning Board: X

APPLICATION DETAILS

Date: 8/18/2020

Name of Applicant: Taul McCullough

Address of Applicant: 1419 Cranleigh Pl

Block: 36.0101 Lot(S): 9

Zone: R6LR Pinelands: Yes

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:	_____	_____	_____
SIDE YARD:	_____	_____	_____
REAR YARD:	_____	_____	_____
FRONT YARD:	_____	_____	_____
BULK:	_____	_____	_____
LOT AREA:	_____	_____	_____
LOT WIDTH:	_____	_____	_____
LOT COVERAGE:	<u>30%</u>	<u>3116%</u>	<u>None</u>
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

8/18/2020

Date

CC: Applicant, Land Use Board Secretary, file

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

Application No. **11135**
Insp/Record No. **1636**
Block/Lot **36.0101/9**

Code Compliance Report
1419 CRANLEIGH LA

Respondent

Co-Respondent

NIAGARA POOLS
88 RT 73 NORTH
VOORHEES, NJ 08054
(000)000-0000

Date 8/18/20 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.	

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

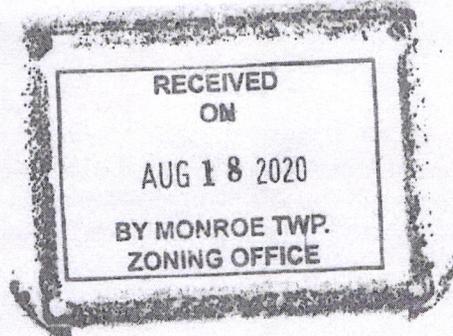
Paul Pass _____
Official(at time of notice) Date 8/18/2020

_____ Date
Official (When all items are abated)

MTSPX20201

August 17, 2020

Tara Park, Zoning Officer
Township of Monroe
125 Virginia Ave, Suite 5A
Williamstown, NJ 08094



RE: **Pool Lot Grading Application,
1419 Cranleigh Lane
Lot 9, Block 36.0101
Applicant: Paul McCullough**

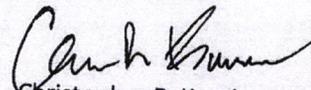
Dear Tara,

We are in receipt of a Pool (Only) Lot Grading Application along with a Pool Grading Plan prepared by James Spratt, PE, and Edward Kuhn, JR, PLS, Federici & Akin, PA, dated 7/15/2020, for the above referenced property. Upon review we find the proposed pool grading plan and application to be in conformance to the requirements in Ordinance Code Chapter 175-117.1 and is therefore approved for pool grading.

Respectfully submitted,

Pennoni Associates, Inc


James J. Maddonni, PE, PLS, CME
Office of the Township Engineer


Christopher R. Kunder, EIT.
Staff Engineer

Enclosure

Cc (via email & regular mail):

Bryan Glaze, Construction Code Official, w/ encl;
Jennifer Wahl, via email only;
Judi DelConte, via email only;
Applicant: Hmccullo777@gmail.com

50.00



BY MONROE TWP. ZONING OFFICE

ZONING PERMIT APPLICATION

Please be sure to read checklist before completing and submitting application

TOWNSHIP OF MONROE
Zoning Department
125 Virginia Avenue
Williamstown, NJ 08094
www.monroetownshipnj.org
(856)728-9800 ext. 237, 222
RESIDENTIAL FEE - \$50
NON-RESIDENTIAL FEE - \$100
RESUBMISSION/CHANGE FEE - \$25

OFFICE USE ONLY:
DATE APP COMPLETE: 8/5/20 ZONE: R3P2 APP #: 11135

A Zoning Permit must be obtained prior to the construction, restoration, addition to, or alteration of any structure within the Township of Monroe, and prior to the issuance of a building permit. (Monroe Twp Code 175-3A)

Work Site Information:		LANE	
Work Site Address: 1419 CRANLEIGH LANE		Block: 36,010	Lot: 9 Qualifier:
Property & Owner Information		Tenant/Contractor Information (if Applicable)	
Owner Name: PAUL MCCULLOUGH		Contractor Name: NIAGARA LIVING LLC	
Owner Mailing Address: 1419 CRANLEIGH LANE WILLIAMSTOWN NJ 08094		Contractor Address: 318 S. BLACKHORSE PK. BLACKWOOD, NJ 08012	
Owner Phone #: 856 404-7201		Contractor Phone #: 856-232-4900 x 902	
The property has (Circle One/Answer all): Sewer or Septic		Business Tenant Name:	
Pinelands: Yes or <u>No</u>	Wetlands: Yes or <u>No</u>	Tenant Address Outside of Location:	
HOA: Yes or <u>No</u>	Easement: Yes or <u>No</u>	Tenant Phone #:	
Variance Approval: Yes or <u>No</u> If yes, Resolution #			

Commercial Applicants must submit Business Questionnaire in addition to Zoning Permit Application

Did you attach a copy of your Survey / Plot Plan as directed on the checklist with setbacks stated? Yes No

Email address where any questions, status change and approval or denial can be sent miki.c@niagarapool.com

PROPOSED USE/STRUCTURE/IMPROVEMENT - Please state first what you are requesting an approval for, and then include as much detail as possible, including all dimensions including height of structures, solar panel count and sq. ft. of concrete when applicable.

INSTALL 18'x41'7" INGROUND Pool. 3' WALKDECK ALL SIDES.
ADDITIONAL 300 Sq. FT. POOL PATIO AREA AS SHOWN.
ADDITIONAL 140 Sq. FT PATIO AREA AS SHOWN.
No Dive.
INSTALL 6' VINYL Privacy Fence

Certification in Lieu of Oath

I hereby certify that I am the owner of record and am authorized to make the application. I further understand that it is the owner's responsibility to verify with the state that no wetlands and/or flood hazard areas or conservation easements are being disturbed by the proposed activity/activities. The owner is also responsible for any repairs that may result from patio/deck/pool installations/enlargements that encroach upon any easement.

I also understand that the Zoning Permit will expire ONE YEAR from the date of issuance, unless extended by the date stated on the permit. All permits require closure, by either a UCC Certificate or notification by the Owner of the Property or Contractor.

Property Owner ONLY - Print: Paul V. McCullough III Signature: Paul V. McCullough III Date: _____

OFFICE USE ONLY BELOW:

Fee Collected: <u>450</u>		Check #: <u>499</u>		CASH: _____ MO#: _____		Received: <u>[Signature]</u> <u>8/5/20</u>	
ENGINEERING & INSPECTION INFORMATION ONLY							
ENGINEERING REQUIRED		Rec'd Approval		RECEIVED		Rec'd Final Compliance	
GRADING WAIVER GRANTED		Rec'd Approval		ENGINEERING NOT REQUIRED			
Inspection Date Performed & Findings:							
Permit Closure Document and Date:							

APPROVED BY ZONING OFFICER: _____ Date: _____