

**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. 20-35

Applicant: Jeff Capps Owner: _____
(If different than applicant)

Address: 339 Staggerbush Rd Address: _____
Williamstown NJ 08094

Telephone No. The Pool Store Telephone No. _____
856-286-3300

Fax No. _____ E-Mail Address: Cindy@thepoolstore.com

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

Address: _____

Property Address: 339 Staggerbush Rd Williamstown NJ 08094

Plate: _____ Block: 103.0202 Lot: 4 Zoning Classification: _____

1. Application concerns: (Check what is applicable)

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

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

Alleged Error of Township Official _____ Other BUK Variance Percentage of Lot Coverage

2. Brief description of real estate affected: Development Name: Carnage Glen

Location: 339 Staggerbush Rd

Nearest Cross-Street: Rushfall Dr. Lot size: 10125 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? _____

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: Requesting relief of 30% maximum impervious lot coverage for the installation of a 16x32 inground pool with concrete and any/or all other variances and waivers needed. Requesting 37.7% impervious coverage

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:

Hardship due to size of lot.

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 28 day of August 20 20

Cindy Murschell
(Notary Public)

CINDY MURSCHELL
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50055994
My Commission Expires 3/6/2022

William Simpson
(Signature of Applicant)

BOARD USE ONLY Date application received: 8-28-2020 Deemed Complete: _____

Public hearing date: 9/15/2020 By: [Signature]

REFERRAL FORM TO THE LAND USE BOARDS

Planning Board: _____

Zoning Board: X

APPLICATION DETAILS

Date: 8/18/2020

Name of Applicant: Jeff Capps

Address of Applicant: 339 Staggubush Rd

Block: 103.0000 Lot(S): 4

Zone: R6P2 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>37.7%</u>	<u>Bulk</u>
ENCROACHMENT INTO BUFFER	_____	_____	_____

WAIVERS:

SIDEWALK WAIVER _____

SITE PLAN WAIVER _____

SITE PLAN:

MINOR SITE PLAN _____

MAJOR SITE PLAN _____

SUBDIVISION

MINOR SUBDIVISION _____

MAJOR SUBDIVISION _____

COMMENTS: _____

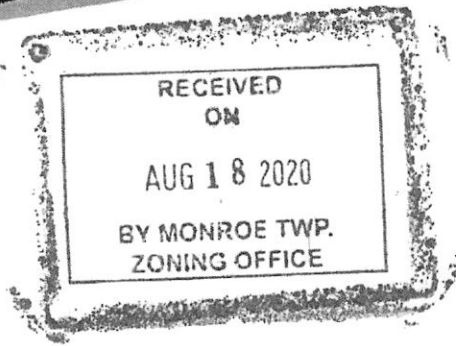
Paul Paul _____

_____ 8/18/2020

Zoning Officer Signature

Date

CC: Applicant, Land Use Board Secretary, file



MTSPX20200

August 17, 2020

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

**RE: Pool Lot Grading Application,
339 Staggerbush Road
Lot 4, Block 103.0202
Applicant: The Pool Store**

Dear Tara,

We are in receipt of a Pool (Only) Lot Grading Application, dated 8/3/2020 along with a Pool Grading Plan prepared by James E. Maccariella, PE, dated and signed 6/17/20, 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, PE
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: sam@thepoolstore.com

ALL UNDERGROUND FACILITIES TO BE IDENTIFIED AND LOCATED PRIOR TO CONSTRUCTION.

← = SLOPE 0.25" PER FOOT MIN.

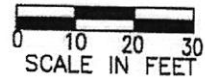
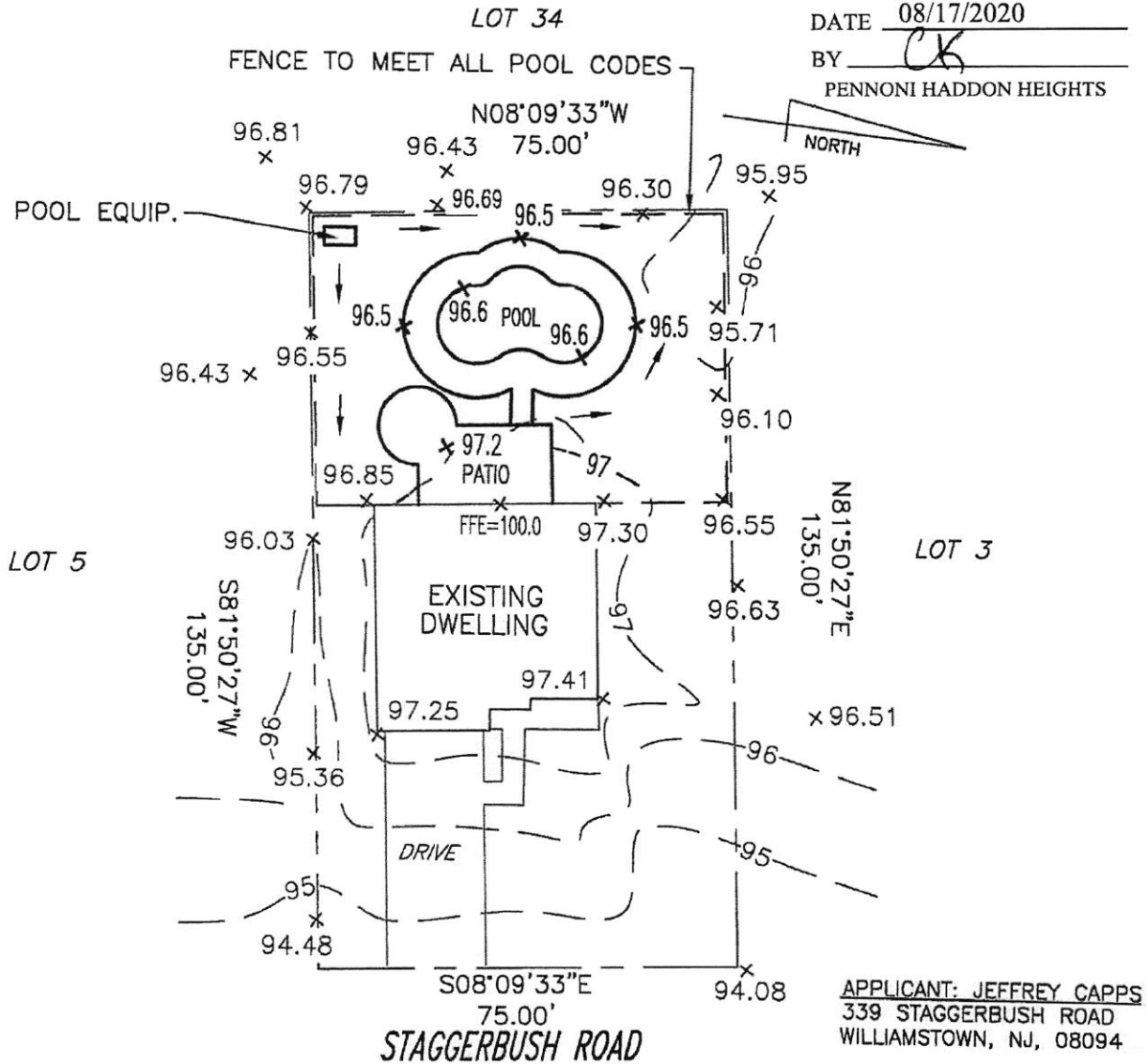
GRADE AT BUILDING CORNERS TO REMAIN UNCHANGED.

APPROVED

Pool Grading

DATE 08/17/2020

BY *CK*
PENNONI HADDON HEIGHTS



F.F. EL.=100.0
(ASSUMED DATUM)
(BENCH MARK)

← = SLOPE 1.5% MIN.

NOTE:
SURVEY INFORMATION OBTAINED FROM
"FINAL SURVEY LOT 4, BLOCK 103.0202
MONROE TOWNSHIP, GLOUCESTER COUNTY, N.J."
AS PREPARED BY JAMES A. SASSANO ON 9/18/17.
EXISTING TOPOGRAPHY BY DAREN LEEPER, P.L.S. ON
6/15/20.

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

POOL GRADING PLAN

LOT 4, BLOCK 103.0202

MONROE TOWNSHIP

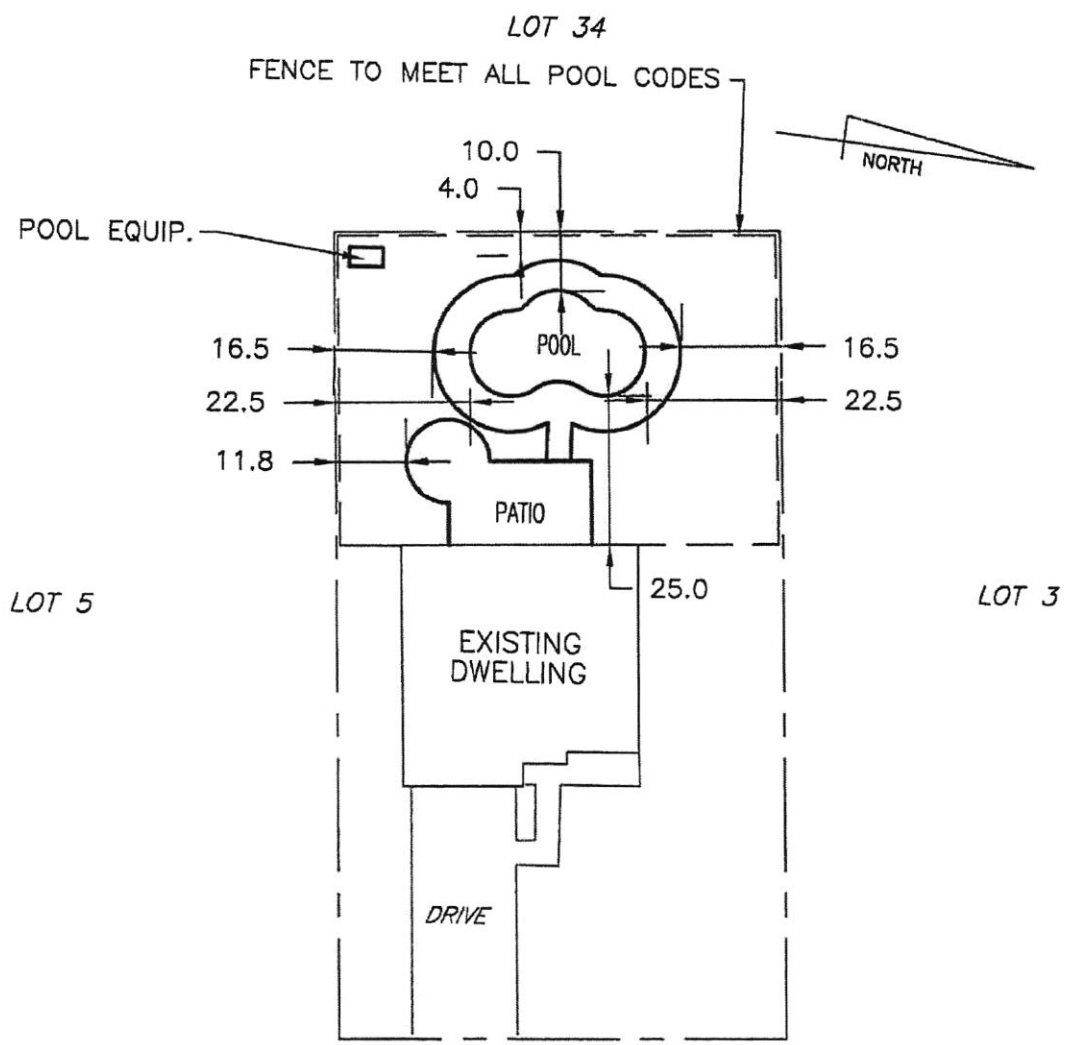
GLOUCESTER COUNTY, NEW JERSEY

DATE: 6/17/20

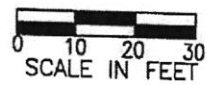
SCALE: 1"=30'

James E. Maccariella Jr.

N.J. PROFESSIONAL ENGINEER LICENSE NO. 39926
JAMES E. MACCARIELLA JR.
38 COUNTRY SQUIRE LANE
MARLTON, NJ 08053 609-560-1845



EXISTING LOT COVERAGE	
BUILDING	1517 SF
DRIVE & WALK	877 SF
TOTAL	2394 SF
PERCENTAGE	23.6%
PROPOSED LOT COVERAGE	
BUILDING	1517 SF
DRIVE & WALK	877 SF
PATIO	447 SF
POOL & CONC.	980 SF
TOTAL	3821 SF
PERCENTAGE	37.7%
LOT SIZE	0.23 AC 10125 SF



LOT 4, BLOCK 103.0202
MONROE TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
DATE: 6/17/20 SCALE: 1"=30'



ZONING PERMIT 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

"Please be sure to read checklist before completing and submitting application"

OFFICE USE ONLY: DATE APP COMPLETE 8/5/20 ZONE R-2PL APP # 11134

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:		
Work Site Address: <u>339 Staggerbush</u>	Block: <u>103.0202</u>	Lot: <u>4</u> Qualifier:
Property & Owner Information		Tenant/Contractor Information (if Applicable)
Owner Name: <u>JEFF CAPPS</u>	Contractor Name: <u>THE POOL STORE</u>	
Owner Mailing Address: <u>339 Staggerbush</u>	Contractor Address: <u>155 HUFFVILLE</u>	
<u>Williamstown NJ 08094</u>	<u>CROSSKEYS Rd SCULLI 08080</u>	
Owner Phone #: <u>856 693 9480</u>	Contractor Phone #: <u>856 286 3300 x103</u>	
The property has (Circle One/Answer all): Sewer or Septic		
Pinelands: Yes or No	Wetlands: Yes or No	Business Tenant Name:
HOA: Yes or No	Easement: Yes or No	Tenant Address Outside of Location:
Variance Approval: Yes or No If yes, Resolution #		Tenant Phone #:

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: Sam@thepoolstore.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 a 16x32 inground pool w/ a 46x8sq/ft walkway
- Install 447sq/ft patio

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: Jeff Capps Signature: [Signature] Date: 8/3/20

OFFICE USE ONLY BELOW:

Fee Collected: <u>950</u>	Check #: <u>5696</u>	Cash:	MO#:	Received: <u>[Signature]</u> <u>8/5/20</u>
ENGINEERING & INSPECTION INFORMATION ONLY				
ENGINEERING REQUIRED	Rec'd Approval	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: _____