

**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. 20-23

Applicant: Anthony & Stephanie Avcello Owner: _____
(If different than applicant)

Address: 263 Staggerbush Rd Address: _____
Williamstown NJ 08094

Telephone No. [redacted] Telephone No. [redacted]

Fax No. _____ E-Mail Address: [redacted]

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

Address: _____

Property Address: 263 Staggerbush Rd Williamstown, NJ 08094

Plate: _____ Block: 103.0201 Lot: 6 Zoning Classification: PGPR

1. Application concerns: (Check what is applicable)

Use _____ Lot Area 5 ^{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: Carrigge Glen

Location: 263 Staggerbush Rd

Nearest Cross-Street: Carrigge Dr Lot size: 10050 sqft

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. _____
(Please attach a copy of Certificate of Filing if applicable)

Present use: Residential Home Present improvements upon land: Patio & Shed

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: _____ N/A

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

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

5. State, in detail, what you want: Lot Coverage Variance for 16'x38' pool in rear yard. Proposed lot coverage is 41.3%.

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 16'x38' pool properly maintains 10ft off property lines on the east & south side, 28ft on the west, and 12ft off the house from the north.

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:

N/A

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 7th day of JUNE 2020

NINETTE M ORSINI
NOTARY PUBLIC

[Signature]
(Signature of Applicant)

NINETTE M ORSINI (Notary Public)
NOTARY PUBLIC; STATE OF NEW JERSEY
MY COMMISSION EXPIRES
OCTOBER 05, 2024

BOARD USE ONLY Date application received: 6-7-2020 Deemed Complete: _____

[04/02/19] Public hearing date: _____ By: [Signature]

REFERENCE:

BEING KNOWN AS LOT 6 , BLOCK 103.0201 , ON A PLAN ENTITLED "PLAN OF LOTS, SECTION 7 , "CARRIAGE GLEN" DATED 04-27-04 LAST REVISED 02/15/05 , PREPARED BY SICKELS & ASSOCIATES INC..

THIS SURVEY WAS PERFORMED TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEFS OF THE PROPERTY IN QUESTION, AND IN MY PROFESSIONAL OPINION, IS REPRESENTATIVE OF THE EXISTING CONDITIONS AS OF 08/19/13 (EXCEPT ANY EASEMENTS RECORDED AND/OR UNRECORDED WHICH MAY NOT BE VISIBLE ON THE SURFACE OF THE LAND.) ONLY COPIES FROM THE ORIGINAL OF THIS PLAN BEARING THE PROFESSIONAL LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES.

CARRIAGE GLEN

SURVEY INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY JAMES SASSANO ASSOC. DATED 08/19/13

SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS PLAN SHALL NOT BE REFERENCED TO OR USE FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF JAMES SASSANO ASSOCIATES AND THE PROFESSIONAL(S) WHO ENDORSED THIS PLAN

VERTICAL DATUM BASED ON U.S.G.S. MON. #3900 EL.=147.63

IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSES OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE.

LEGEND

- (33) LOT No.
- [1665] STREET ADDRESS
- (W) WATER SERVICE
- (S) SANITARY CLEANOUT

I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON RECEIPT OF A COMPLETE TITLE SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND/OR COVENANTS OF RECORD EITHER WRITTEN OR IMPLIED THAT MAY NOT APPEAR ON THIS SURVEY. JSA WILL NOT BE LIABLE FOR ANY SUCH RESTRICTIONS, EASEMENTS AND/OR COVENANTS.

ENVIRONMENTAL CONDITIONS WERE NOT INVESTIGATED OR CONSIDERED AS PART OF THIS PLAN. JAMES SASSANO ASSOCIATES MAKES NO REPRESENTATION AS TO THE PRESENCE OR ABSENCE OF ANY ENVIRONMENTAL CONDITIONS ABOVE OR BELOW THE LAND (INCLUDING WETLANDS) THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

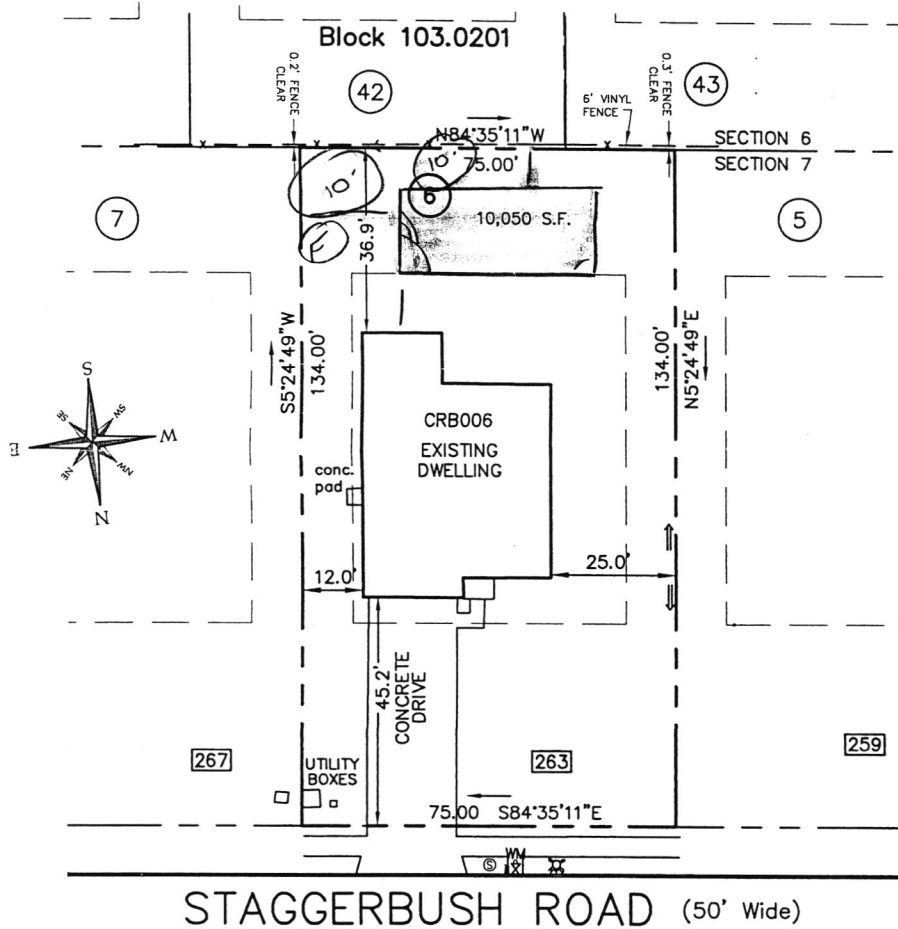
A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d).

ISSUE TO:

STEPHANIE M. AUCELLO and ANTHONY V. AUCELLO

FOUNDATION TITLE
STEWART TITLE GUARANTY COMPANY

NVR MORTGAGE FINANCE, INC., ITS SUCCESSORS
AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR



BUILDING SETBACKS

MIN. FRONT YARD	40'
MIN. REAR YARD	25'
MIN. SIDE YARD	10'

RYAN # CRB006
JSA PROJECT #2698

FINAL SURVEY
263 STAGGERBUSH ROAD
LOT 6 , BLOCK 103.0201
MONROE TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY

SCALE: 1"=30'	DRAWN BY: LD	REVISIONS: 9/4/13 FOR SETTLEMENT
DATE: 08/20/13	APPROVED: JAS	

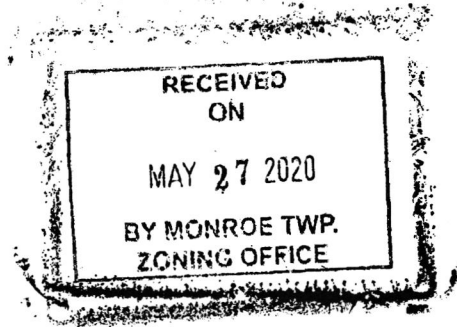
JAMES SASSANO ASSOCIATES, INC.
ENGINEERING · SURVEYING · CONSTRUCTION LAYOUT
41 SOUTH ROUTE 73, BLDG. 1, SUITE 201
HAMMONTON, NJ 08037
PHONE: (609) 704-1155, FAX: (609) 704-1166
CERTIFICATE OF AUTHORIZATION NO. 24GA28017600

[Signature]
JAMES A. SASSANO
PROFESSIONAL LAND SURVEYOR NJ LIC. NO. 35401

MTSPX20164

May 26, 2020

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




RE: **Pool Lot Grading Application**
263 Staggerbush Road
Lot 6, Block 103.0201
Applicant: Stephanie & Tony Aucello
Monroe Zoning Application #10840


Dear Tara,

We are in receipt of a Pool (Only) Lot Grading Application, dated 5/11/20, along with a Pool grading Plan prepared by James E. Maccariella, Jr, PE dated 5/5/20 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. Maddonna, PE, PLS, CME
Office of the Township Engineer


Christopher R. Kunder, EIT
Staff Engineer

Enclosure

Cc: Bryan Glaze, Construction Code Official, /encl;
Jennifer Wahl, via email only;
Judi DelConte, via email only;
Stephanie Aucello, via email only (stephanieaucello@gmail.com)
Del Val Pools (ingrounds@delvalpools.net)

Aucello

263 Staggerbush Rd



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263 Staggerbush Rd



Auxello 263 Staggerbush Rd

