

**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. 20-09

Applicant: Edward C. Lutz Jr. Owner: _____
(If different than applicant)

Address: 1610 West Lake Ave. Address: _____

Williamstown, NJ 08094

Telephone No. Cell _____ House Telephone No. _____

Fax No. _____ E-Mail Address: _____

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

Address: _____

Property Address: 1610 West Lake Ave. Williamstown NJ 08094

Plate: _____ Block: 401 Lot: 28 Zoning Classification: R-2

1. Application concerns: (Check what is applicable)

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

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

Alleged Error of Township Official _____ Other _____

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

Location: 1610 W. Lake Avenue

Nearest Cross-Street: Herbert Blvd. Lot size: 75 x 200

Does Property Have Water/Sewer? _____ Private X Public water Septic system

If use variance is requested for accessory structure, what is the square footage of existing home? 1396

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: _____ Present improvements upon land: _____

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: Remove existing 16'x22' garage
Build new 25'x36' garage in same location

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:

Existing garage is too small for my
woodworking hobby needs.

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 15th day of July 2020

NINETTE M. ORBACZEWSKI
(Notary Public)

NOTARY PUBLIC, STATE OF NEW JERSEY
MY COMMISSION EXPIRES

(Signature of Applicant)

BOARD USE ONLY Date application received: _____ Deemed Complete: _____

REFERRAL FORM TO THE LAND USE BOARDS

Planning Board: _____

Zoning Board: X

APPLICATION DETAILS

Date: 3/4/2000

Name of Applicant: Edward Lutz

Address of Applicant: 1610 W. Lake Ave

Block: 401 Lot(s): 28

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:

<u>VARIANCES:</u>	<u>REQUIREMENTS:</u>	<u>PROPOSED:</u>	<u>NEED:</u>
USE:	<u>Storage Building</u>	<u>900sq ft</u>	<u>OK</u>
SIDE YARD:	<u>10'</u>	<u>10'</u>	<u>OK</u>
REAR YARD:	<u>37.5'</u>	<u>13'</u>	<u>Bulk variance</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

3/4/2000

Date

CC: Applicant, Land Use Board Secretary, file

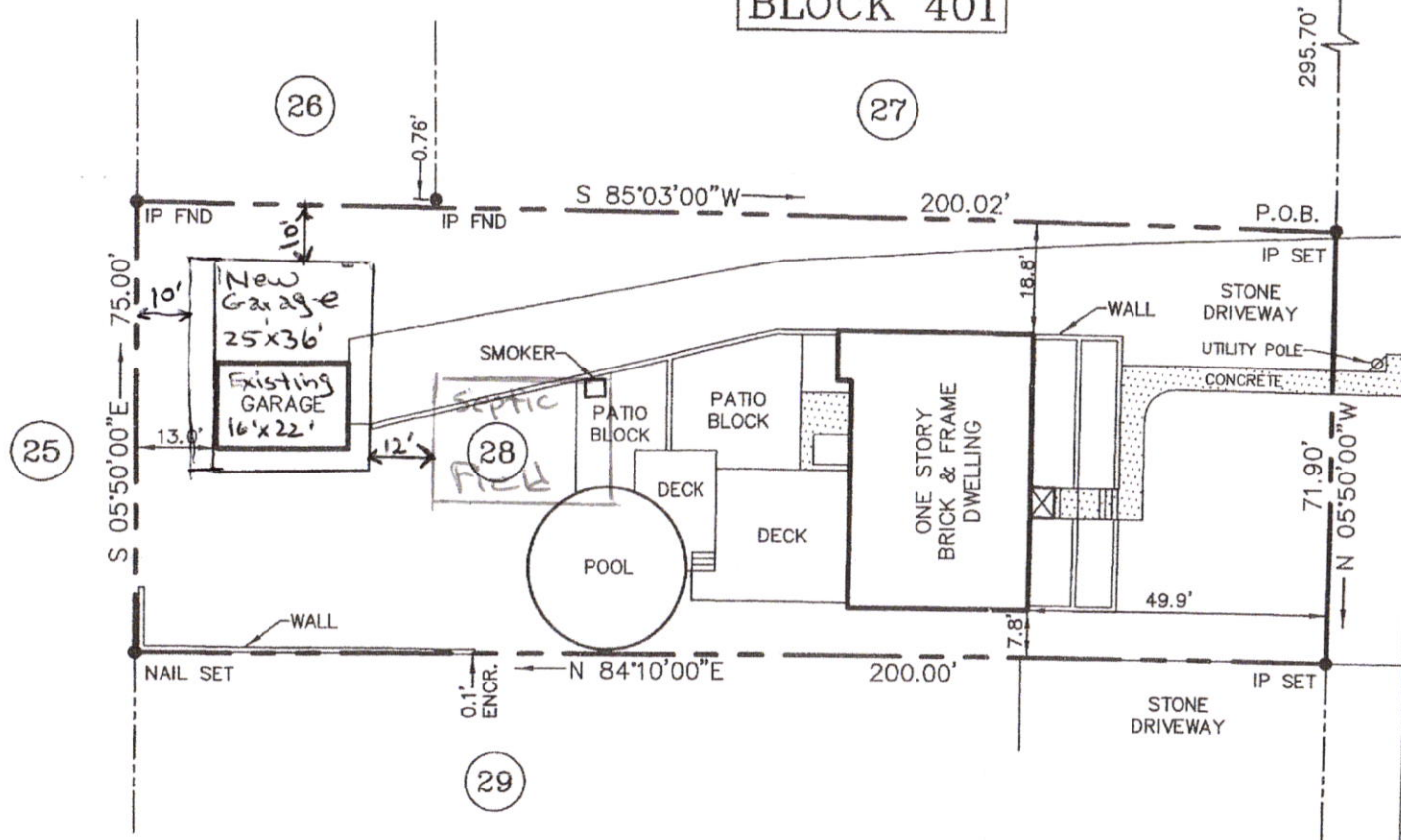






MARKET STREET
(50' WIDE)
CENTERLINE

BLOCK 401



LOT AND BLOCK NUMBERS REFER TO THE
MONROE TOWNSHIP TAX MAP.

AREA = 14,690 SF, MORE OR LESS.

To: Any Insurer of Title relying hereon and any other party in interest: "In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insurer of title to insure the title to the lands and premises shown thereon. This responsibility limited to the current matter as of the date of this survey."

Only copies from the original of this survey clearly marked with an original of the land surveyor's embossed seal shall be considered to be valid copies.

This certification is made only to the current parties for purchase and/or mortgage of herein delineated property. No responsibility or liability is assumed by the Surveyor for use of survey for survey affidavit, resale of property, or any other person, either directly or indirectly.

Robert J. Monson

ROBERT J. MONSON
PROFESSIONAL LAND SURVEYOR
NJ LICENSE NO. 35389

PLAN OF SURVEY

1610 WEST LAKE AVENUE
LOT 28, BLOCK 401, PLATE 4
MONROE TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY

SCALE: 1"=30' DATE: 1/29/2020

DRAWN BY: RJM DRAWING NO. 11497

ROBERT J. MONSON, P.L.S.
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WILLIAMSTOWN, NJ 08094
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