

**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. 20-03

Applicant: KATHRYN MAYROCK Owner: _____
(If different than applicant)
Address: 103 WASHINGTON AVE Address: _____

WILLIAMSTOWN, NJ 08094

Telephone No. _____ Telephone No. _____

Fax No. _____ E-Mail Address: _____

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

Address: _____

Property Address: 117 WASHINGTON AVE

Plate: 32 Block: 3202 Lot: 16 Zoning Classification: RG-C

1. Application concerns: (Check what is applicable)

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

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

Alleged Error of Township Official ☒ Other _____

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

Location: 117 WASHINGTON AVE

Nearest Cross-Street: BLACK HORSE PIKE Lot size: 27,918 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. _____
(Please attach a copy of Certificate of Filing if applicable)

Present use: Resid. / Comm Present improvements upon land: SFD / 2 Accessory Bldgs

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: see attached paperwork

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:

Received approvals from the Township for proposed uses.

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 6th day of MARCH 2020

[Signature]
(Notary Public)

[Signature]
(Signature of Applicant)

BOARD USE ONLY Date application received: 3-6-2020 Deemed Complete: _____

[04/02/19]

Public hearing date: 3/31/20 By: _____



TOWNSHIP OF MONROE

125 VIRGINIA AVENUE
WILLIAMSTOWN, NJ 08094
TEL (856) 728-9800 EXT _____
FAX (856) 629-2143
www.monroetownshipnj.org

RALPH MANFREDI
DIRECTOR

RICHARD DILUCIA
MAYOR

January 16, 2020

MAYCOCK HOLDING CO LLC
117 WASHINGTON AVE
WILLIAMSTOWN, NJ 08094

Re: ZONING PERMIT REVOKED - REFERRAL TO ZBA/PINELANDS REQUIRED
117 WASHINGTON AVE Block/Lot: 3202/16

Dear property owner:

A review of your file and approvals has revealed that a required Use Variance for two Principal Uses and application to the Pinelands to have more than one use have not been obtained to date, and due to the lack of those approvals your Zoning Permit has been revoked. An application to the Zoning Board of Adjustment for a Use Variance and Pinelands Approval are both required. Once those approvals are granted, your approvals will be reinstated.

Please contact me at 856-728-9800 ext 222 to discuss the next steps so we can assist you in the process. Please note that the application for the Use Variance needs to be submitted by February 17, 2020.

Regards,

Tara Park, Zoning Officer

REFERRAL FORM TO THE LAND USE BOARDS

Planning Board: _____

Zoning Board: X

APPLICATION DETAILS

Date: 1/23/2020

Name of Applicant: Katherine Maycock

Address of Applicant: 117 Washington Ave

Block: 3202 Lot(S): 16

Zone: RC-C 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:	<u>One Principal Duplex/Chiropractor Business - Use Variance</u>		
SIDE YARD:	_____	<u>Use</u>	<u>+ Vitamin</u>
REAR YARD:	_____	_____	<u>Slope</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:

Property Owner Obtained Approval of SPW - WSP-47-17
And Received Grading Waiver @ that time -
See Attached
1/23/2020

Zoning Officer Signature

Date

CC: Applicant, Land Use Board Secretary, file

TOWNSHIP OF MONROE PLANNING BOARD

RESOLUTION GRANTING SITE PLAN WAIVER

Applicant: Kathryn Maycock

Application No. WSP-47-17

Property: 103 Washington Ave

Block: 3202; Lot 16 (the "Property")

WHEREAS, The Applicant made an application to the Monroe Township Planning Board (the "Planning Board") for a site plan waiver in connection with the request to open up a chiropractor office at the Property in accordance with the Applicant's testimony on the record and information submitted with the Applicant's application to the Planning Board (the "Site Plan Waiver");

WHEREAS, §175-54A (Subdivision, site plan and conditional use approval) of Chapter 175 (Land Management) of the Code (the "Code") of the Township of Monroe (the "Township") provides that "Site plan review and approval shall be required before (i) any change of use (primary or ancillary), adding any use (primary or ancillary) or change of occupancy, and before (ii) any construction, reconstruction, reduction, conversion, structural alteration, relocation, rehabilitation or enlargement of any building or any other structure, and before (iii) any mining, excavation, removal of soil, clearing of a site or placing of any fill on lands contemplated for development. Except as hereinafter provided, no building permit or zoning permit shall be issued in connection with any of the aforementioned matters set forth in § 175-54 A.(i),(ii), & (iii) above unless and until a site plan is first submitted and approved by the reviewing board. No certificate of occupancy shall be given unless all construction and development fully conform to the plans as approved by

the reviewing board.”

WHEREAS, the Applicant has applied to the Planning Board for a waiver from the aforementioned site plan review and approval requirements of §175-54A in connection with Applicant’s proposal;

WHEREAS, §175-54C of the Code provides in part that “The reviewing board shall have the authority, but not the obligation, to waive site plan approval requirements and grant a site plan waiver whenever it determines that (i) an applicant’s proposal, which otherwise would require site plan review and approval under § 175-54 A.(i),(ii),&(iii), does not materially affect existing circulation, drainage, relationship of buildings to each other, landscaping, buffering, lighting and other considerations of site plan review, or (ii) an applicant’s proposal, which otherwise would require site plan review and approval under § 175-54 A.(i),(ii),&(iii), is a modest change or is satisfactory and otherwise meets the requirements of the site plan ordinance. Any applicant desiring a waiver under this provision shall present sufficient evidence to the Board to reach such conclusions as would permit a waiver. This evidence shall consist of a current survey, sketches, description of property and appurtenances, methods of operations, photographs and other information or documentation as the Board may require. The Planning Board and/or Zoning Board of Adjustment shall have the authority but not the obligation to grant a site plan waiver based on the evidence presented to it. In connection with any site plan waiver review, the reviewing board may consider, and may condition the approval of any site plan waiver upon, matters which are generally considered during a site plan review including, but not limited to, issues related to

landscaping, parking, lighting, vegetation, signage, safety, utility services and buffering. The reviewing board may also elect to condition the approval of any site plan waiver upon the applicant furnishing an additional escrow with the reviewing board of not more than \$1,000.00 in connection with the review and involvement by the board's planner with any conditions of approval such as, but not limited to, conditions related to landscaping";

WHEREAS, §175-54C of the Code provides further that "The Planning Board and/or Zoning Board of Adjustment shall have the authority to grant a site plan waiver";

WHEREAS, the Planning Board reviewed the Applicant's request for the Site Plan Waiver at its regular meeting of September 14, 2017;

WHEREAS, the Monroe Township Zoning Officer issued a zoning review letter dated September 8, 2017, to the Applicant, the Planning Board members and professionals, regarding the Applicant's request for the Site Plan Waiver (the "Zoning Review Letter");

WHEREAS, the Zoning Review Letter is incorporated into this resolution as if fully set forth herein;

WHEREAS, after hearing testimony from the Applicant, the Planning Board determined that the Applicant's proposal met the Site Plan Waiver requirements of §175-54C of the Code insomuch as the Applicant's proposal, which otherwise would require site plan review and approval under § 175-54 A.(i),(ii),&(iii), is a modest change or is satisfactory to the Planning Board and otherwise meets the requirements of the site plan ordinance;

WHEREAS, the Planning Board then voted to approve the Applicant's application for Site

Plan Waiver;

WHEREAS, Planning Board desires to memorialize the decision rendered at its regular meeting of September 14, 2017;

NOW, THEREFORE, BE IT RESOLVED that the Planning Board makes the following findings of fact and conclusions of law:

1. §175-54A (Subdivision, site plan and conditional use approval) of Chapter 175 (Land Management) of the Code (the "Code") of the Township of Monroe (the "Township") sets forth the various requirements relating to site plan review and approval of a property;
2. The Applicant is requesting a waiver from the aforementioned site plan review and approval requirements of §175-54A in conjunction with the proposal outlined above;
3. The Applicant testified, and the Planning Board agreed, that the Applicant presented sufficient evidence to the Planning Board to reach such conclusions to permit a site plan waiver in connection with §175-54C of the Code;
4. The Planning Board has determined that the Applicant has met the criteria set forth in §175-54C of the Code related to the granting of a site plan waiver;
5. The Planning Board has determined that Site Plan Waiver can be granted without impairing the intent or purpose of the New Jersey Municipal Land Use Law, the Township's master plan or Code.

BE IT FURTHER RESOLVED that, based upon the above factual findings and conclusions of law, the Planning Board hereby **GRANTS the Site Plan Waiver**, subject to the

following conditions:

- 1- The Applicant shall submit a grading plan to the Zoning Officer and Planning Board for review and approval prior to the issuance of any permits.
- 2- The Applicant shall apply for and obtain any and all required permits/certificates/approvals/variances/licenses related to its proposed use, occupancy, zoning and construction and shall pass any and all required inspections related to use, occupancy zoning, and construction.
- 3- The Property owner shall pay all required fees and shall comply with all other Federal, State and Township laws and requirements, including without limitation all applicable provisions of the Township's Code, relating to this application and grant of the Site Plan Waiver;
- 4- The Property taxes shall be paid to date;
- 5- The Applicant shall obtain any and all required variances, licenses, certifications, permits or similar permissions needed for its proposed use and to operate its business from any and all governmental authorities, agencies and quasi-judicial governmental bodies having jurisdiction over such proposed use and business, and shall pay all related fees and taxes, if any;
- 6- If applicable, the Applicant shall obtain any and all required approvals, permits and other permissions needed and/or required from all governmental authorities, outside agencies and/or quasi-judicial bodies having jurisdiction over the Property and/or the

Applicant's application for Site Plan Waiver including, without limitation, the following: New Jersey Department of Environmental Protection; Gloucester County Planning Board; Gloucester County Soil Conservation District; Monroe Township Fire Code Official; Monroe Township Municipal Utilities Authority; if applicable;

- 7- The Applicant shall be required to apply for and obtain a zoning permit and construction permits prior to opening for business;
- 8- The Applicant shall be required to apply for and obtain a zoning permit for any and all proposed signage in connection with this Site Plan Waiver.
- 9- A compliance inspection is required prior to the issuance of any zoning permits, construction permits or certificate of occupancy; and
- 10- The conditions of this approval may be enforced by the Township and the Township zoning officer as zoning violations, pursuant to injunctive relief or in any other manner as may be permitted by law, in equity or under the Code.

BE IT FURTHER RESOLVED that, nothing herein shall be deemed a grant or approval of any use, variances or other relief with the exception of the aforementioned grant of the Site Plan Waiver.

ROLL CALL VOTE

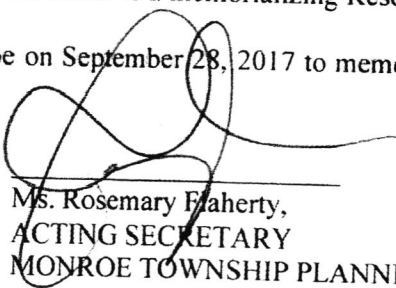
THOSE IN FAVOR: Mr. Agnesino; Mr. Cooper; Mr. Crane; Ms. Flaherty; Mr. Heffner, Mr. Masterson; Mr. Scardino; Mr. Teefy and Mr. O'Brien.

THOSE OPPOSED: NONE ()

THOSE ABSTAINING: NONE ()

CERTIFICATION

I hereby certify that the foregoing Resolution is a memorializing Resolution adopted by the Planning Board of the Township of Monroe on September 28, 2017 to memorialize its decision at its regular meeting on September 14, 2017


Ms. Rosemary Flaherty,
ACTING SECRETARY
MONROE TOWNSHIP PLANNING BOARD

Dated: 9/28/17

MONROE TOWNSHIP ZONING REVIEW LETTER

9/8/2017

To: Planning Board Members and Professionals

From: Rosemary Flaherty, Director of Community Development/Zoning Officer

Re: **Kathryn Maycock, ¹¹²103 Washington Avenue, Block 3202 Lot 16, Application WSP-47-2017**

Dear Board Members and Professionals;

Please be advised that I have reviewed the application **Kathryn Maycock, 103 Washington Avenue, Block 3202 Lot 16, Application WSP-47-2017** and I have the following comments and recommendations:

1. The property is located in the RG-C Zone Regional Growth Commercial.
2. The property is located in the Pinelands.
3. The previous use of the property was a duplex.
4. The applicant is proposing a chiropractic office and a vitamin business at this location.
5. The applicant should provide testimony on the complete use of each business for the record.
6. The applicant should provide testimony on the parking existing and how the use of the businesses will interact with the existing parking for the record.
7. Any change in signage should be provided by the applicant for the record.
8. The hours of operation should be providing by the applicant for the record.
9. The number of employee's part time and full time should be provided for the record.
10. The applicant should provide testimony regarding truck deliveries at this site and whether or not the site has the proper circulation for the record.
11. The applicant should testify as to whether any state licenses are required for this type of business and a copy of the same should be provided at the time of zoning permit
12. The applicant should provide testimony on how he plans on disposing of waste and trash for the record and whether an enclosure is in place.
13. All State and local permits are required as a condition of approval.

Thank you.

SURVEY
PLOT PLAN

Application # WSP-47-2017

SITE PLAN WAIVER CHECK LIST

☒ Township Application Form MUST be signed by applicant and owner.

☒ Township Fees: 1. Nonrefundable Filing Fee - \$100.00

2. Escrow Fee - \$500.00

Note: Please submit the above fees in two separate checks, made out to "Monroe Township".

☒ Certificate of Filing (If property is located in the Pineland Area)

☒ Updated Tax Statement (obtain from the Tax Collector's Office)

☒ Corporate/Partnership Disclosure (If Applicable)

☒ Agreement of Sale or Lease (If applicant is not owner)

☒ Current Certified Detail Survey (showing all structures)

☒ Supporting documentation (letter, plan/sketch, survey, pictures etc.)

NOTE: If the applicant is a corporation, please provide a certified resolution authorizing this development and stating the authorized agent.

Application # WSP-47-2017

GENERAL PAGE I

Monroe Township Planning Board/Board of Adjustment
125 Virginia Avenue, Suite 5A
Williamstown, NJ 08094
(856) 728-9800 Ext. 270 or 271

ALL INFORMATION MUST BE COMPLETED BEFORE ACCEPTANCE BY EITHER BOARD. PLEASE USE THE ATTACHED CHECK LIST. FAILURE TO DO SO WILL CAUSE YOUR APPLICATION TO BE DELAYED.

I. GENERAL INFORMATION:

- A. Applicant's Name KATHRYN MAYCOCK
Address 117 WASHINGTON AVE City WILLIAMSTOWN, NJ
State NJ Zip Code 08094 Phone _____ ax _____
- B. Owner's Name KATHRYN MAYCOCK
Address 117 WASHINGTON AVE City WILLIAMSTOWN
State NJ Zip Code 08094 Phone _____ ax _____
- C. Attorney ROBERT WILTSEE
Address 1739-1753 DELSEA DR City ~~08322~~ FRANKLINVILLE
State NJ Zip Code 08322 Phone 856-694-6306 Fax _____
- D. Is Applicant a Partnership or Corporation _____ Yes ☒ No
- E. If Applicant is a Partnership or Corporation, provide Partnership or Corporate Disclosure Statement.
- F. If Applicant is other than Owner, attach a copy of the Agreement of Sale or document conferring a legal or equitable interest upon the Applicant.
- G. The Applicant, as a condition of submission, agrees to pay, in escrow, all reasonable and necessary costs for professional review of the application and plans for inspection of required improvements and for other professional services required by this application.

Signatures:

Applicant Kathryn Maycock Date 7/27/17
Owner Kathryn Maycock Date 7/27/17

Date received by the Board _____

Application # QSP-77-2017

DEVELOPMENT INFORMATION PAGE II

SITE PLAN WAIVER

II. DEVELOPMENT INFORMATION:

- A. Location: (1) Street 103 WASHINGTON AVE
(2) Plate _____ Block 3202 Lot(s) 16
- B. Zone RG-C
- C. Is this property in a Pineland's area? _____ Yes ☒ No
- D. Does this property have water and sewer? _____ Private ☒ Public
- E. Please attach a letter addressed to the Board which includes the following:
1. Explain what type of business you will be operating – Describe the use
 2. The days of operation
 3. The hours of operation
 4. How many employees – Full-time and/or Part-time
 5. Parking information – Survey or drawing of parking spaces allowed for business
 6. Information on signage – Dimension of sign
 7. Add any other information that you feel will be helpful in the determination of obtaining a site plan waiver.

NOTE: PLEASE SEE ATTACHED CHECK LIST FOR SUBMISSION REQUIREMENTS

RESIDENTIAL DUPLEX

CHIROPRACTIC OFFICE (3 FT EMPLOYEES) OPEN 5 DAYS

VITAMIN STORE - (1 FT EMPLOYEE) OPEN 5 DAYS

5 X 5 SIGN IF FRONT OF MAIN BUILDING

Kathryn Maycock

103 Washington Ave

Williamstown, NJ 08094

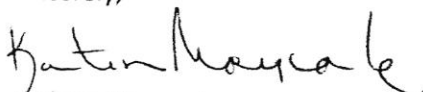
██████████

August 25, 2017

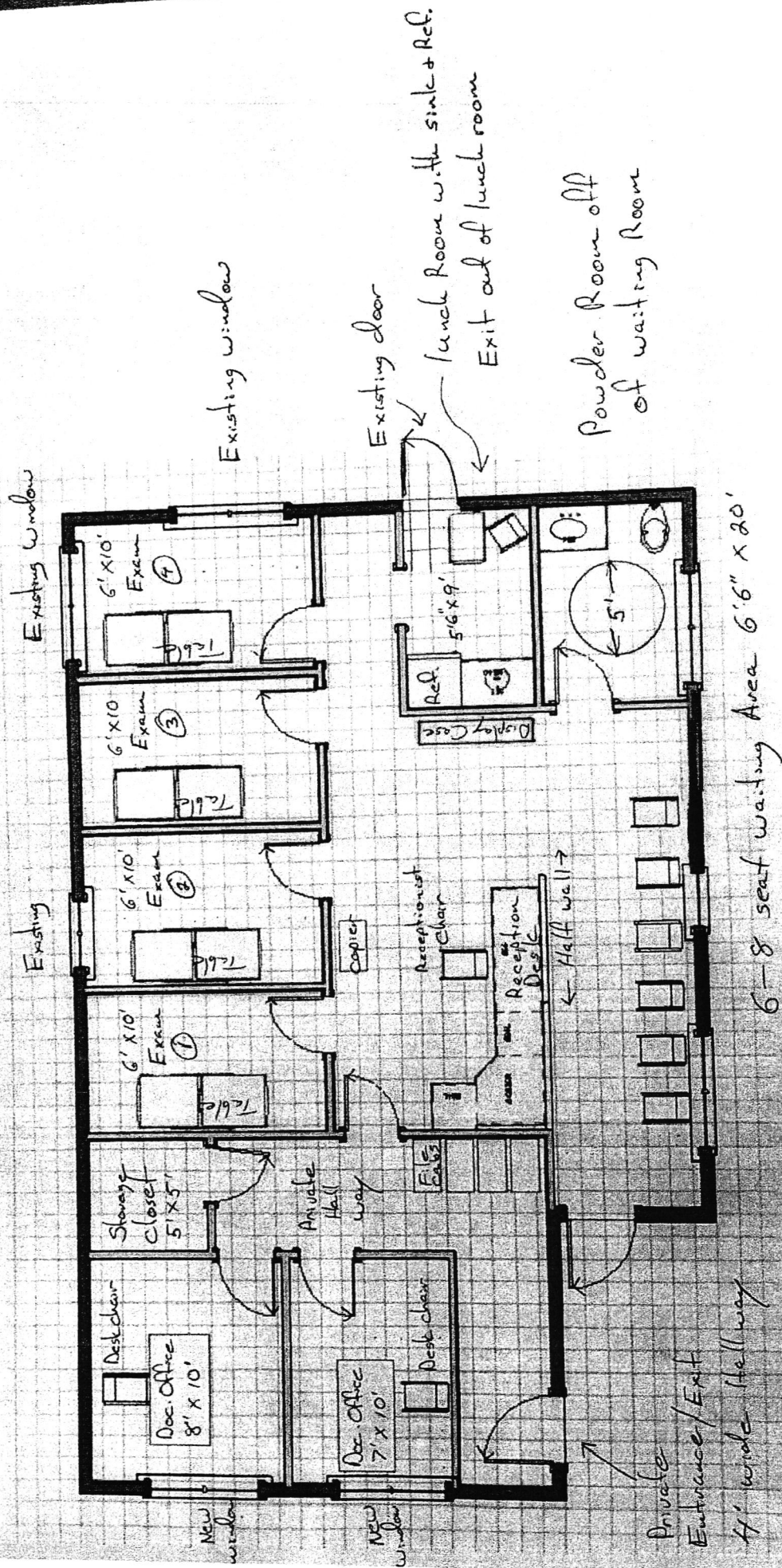
Dear Monroe Township Zoning Board Members,

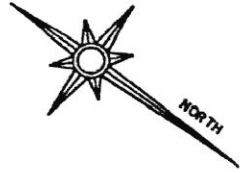
I have purchased the property adjacent to mine at 117 Washington Ave., which has 3 viable buildings on the site. My plan is to get approval from the board to rent out the main house as a residential duplex, outfit the larger outbuilding as a Chiropractic office to expand the existing office we have at our residence, 103 Washington Ave. This will make room for my 2 sons who are now in Chiropractic school and plan to practice with their father upon graduation. I also plan to open a health and wellness business in the smaller out building, which will be a vitamin and supplement shop. This is slated to be an 18 month plan, with the duplex to be the first completed and available to tenants October 1, 2017. The Chiropractic office is planned for January, 2019 and the vitamin shop some time in 2018. The site has plenty of room for parking and already is equipped with public water and sewer, and electric to all buildings. The duplex is planned for a 2 bedroom unit on the main floor and a 1-2 bedroom unit on the second floor. Employees for the Chiropractic practice will be 3 full-time employees and 3 doctors that will practice on rotating days of the week, open 5-6 a week. The vitamin shop will have one full-time and 1 part-time employee, open 5-6 days a week. I have already applied for a permit to pour a second apron to have an entrance and an exit onto the property and will provide enough off-street parking for all employees, patrons and tenants. If you have any question feel free to call me at 856-981-1997 and I look forward to coming and presenting my plan to you in person.

Sincerely,


Kathryn Maycock

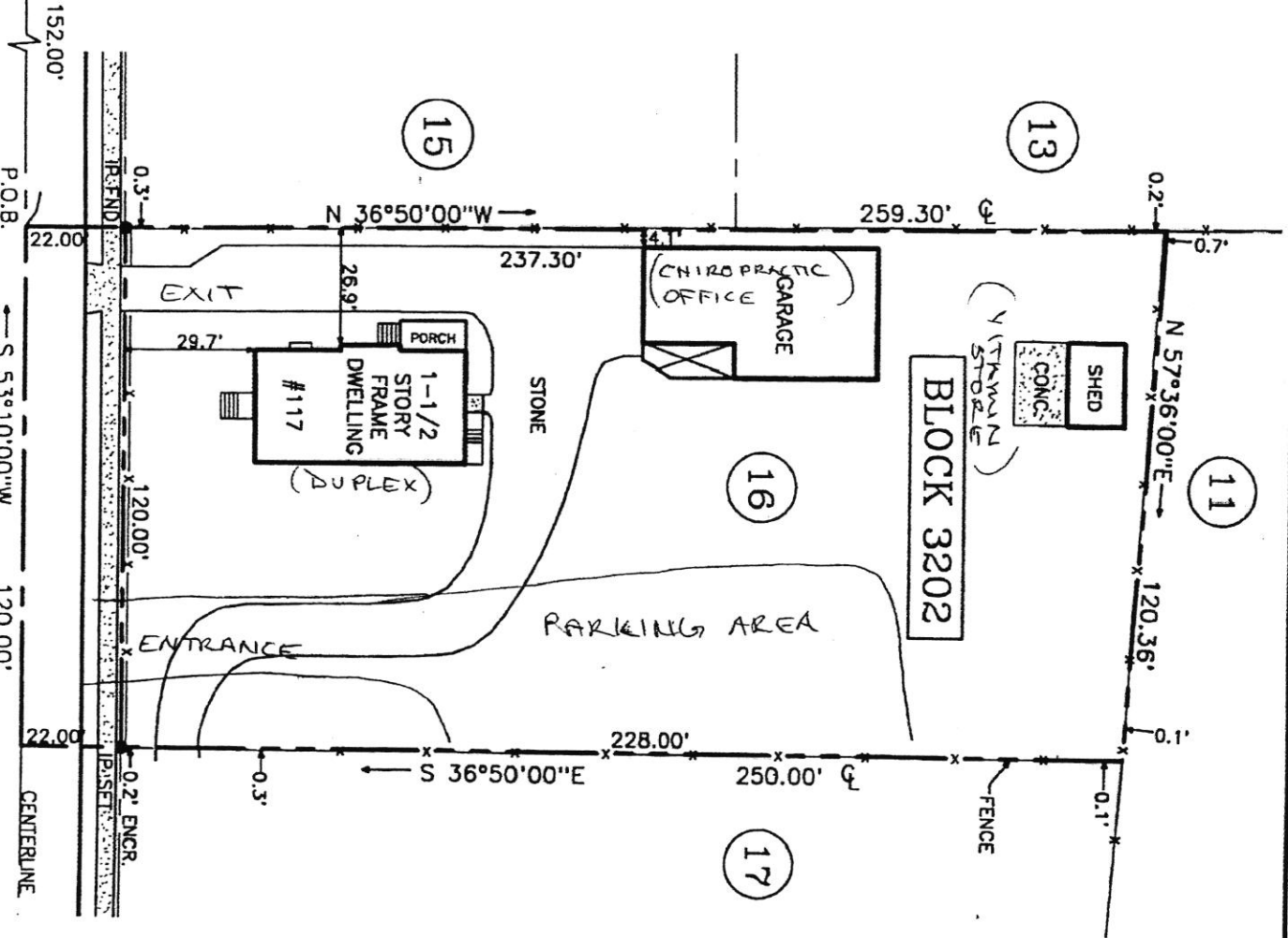
OFFICE PLAN 107 WASHINGTON AVE





CLINTON AVENUE
(44' WIDE)
CENTERLINE

WASHINGTON AVENUE (44' WIDE)



LOT AND
MONROE
AREA INC
AREA EX

To: Any I
party in
for makin
accuracy
located b
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person,

P

LO

GLC

SCALE

DRAWN

PHONE

LEGAL DESCRIPTION
Lot 16, Block 3202, Plate 32
Township of Monroe
Gloucester County, New Jersey
File No.: 10756
Date: August 21, 2017

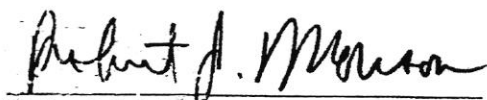
ALL that certain tract or parcel of land and premises situate, lying and being in the Township of Monroe, County of Gloucester, and the State of New Jersey, being described as follows:

BEGINNING at a point in the centerline of Washington Avenue (44 feet wide), said point being corner to Lots 15 and 16, Block 3202 as shown on the Monroe Township tax map, said point also being North 53 degrees 10 minutes 00 seconds East a distance of 152.00 feet from the intersection of the centerline of Washington Avenue with the centerline of Clinton Avenue (44 feet wide), and extending thence;

1. North 36 degrees 50 minutes 00 seconds West along the division line between Lot 16, Block 3202 and Lots 15 and 13, Block 3202, passing over an iron pin found at a distance of 22.00 feet, with a total distance of 259.30 feet to the corner of Lots 11 and 16, Block 3202, thence;
2. North 57 degrees 36 minutes 00 seconds East along the division line between Lots 11 and 16, Block 3202 a distance of 120.36 feet to the corner to Lots 16 and 17, Block 3202, thence;
3. South 36 degrees 50 minutes 00 seconds East along the division line between Lots 16 and 17, Block 3202, passing over an iron pin set at a distance of 228.00 feet, with a total distance of 250.00 feet to a point in the centerline of Washington Avenue, thence;
4. South 53 degrees 10 minutes 00 seconds West along the centerline of Washington Avenue a distance of 120.00 feet to the point of BEGINNING.

CONTAINING 30,558 square feet, more or less (including area in the roadway).

BEING known as Lot 16, Block 3202 as shown on the Township of Monroe tax map.



Robert J. Monson
Professional Land Surveyor
N.J. License No. 35389
800 Rosetree Drive
Williamstown, NJ 08094
Phone: (856) 728-1974

Township of Monroe

Zoning Permit

Application #: 7917 Permit No: 20170681.000 Issue Date: 08/25/2017

Construction Control Number :

Block: 3202 Lot: 16

Qualifier:

Work Site: 103 Washington Avenue

Zone: Default

Owner: Kathryn Maycock

Agent:

Address: 117 Washington Avenue

Address:

City/State/Zip: Williamstown NJ 08094

City/State/Zip:

Telephone: [REDACTED]

Telephone: [REDACTED]

Fax: () [REDACTED]

Fax: () [REDACTED]

E-Mail: [REDACTED]

E-Mail :

Tenant:

Pineland: YES

This is to certify that the above-described premises together with any building thereon, are approved for use as indicated below and as depicted on the Plot Plan:

Apron for wrap around driveway

Which is a:

☒ Use permitted by Zoning Ordinance, Article - 175 Section - 3

☐ Use permitted by variance approved on _____, subject to any special conditions attached to the grant thereof.

☐ Valid nonconforming use as established by () findings of the Zoning Board of Adjustment or by () the undersigned zoning officer or by () Planning Board on the basis of evidence supplied by applicant. Conditions, if any:

☐ There is a nonconforming structure on the premises by reason of insufficient

☐ Other: note: check with the public works department to see if a street opening permit is required. 856-728-0844

Zoning Official

This is NOT a Construction Permit

AREA INCLUDING ROADWAY = 30,558 SF +/-
AREA EXCLUDING ROADWAY = 27,918 SF +/-



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 to purchase and/or mortgage of herein delineated property. No responsibility or liability is assumed by the Surveyor for use of survey for survey affidavits, 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

117 WASHINGTON AVENUE
LOT 16, BLOCK 3202, PLATE 32
MONROE TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY

SCALE: 1"=40'	DATE: 8/21/2017
---------------	-----------------

DRAWN BY:	RJM	DRAWING NO.10756
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ROBERT J. MONSON, P.L.S.
800 ROSETREE DRIVE
WILLIAMSTOWN, NJ 08094
PHONE: (856) 728-1974 FAX: (856) 728-3038



Principals

Richard Rehmann, GISP
Chris Rehmann, PE, CME, PP, PLS
Richard Heggan, PLS, PP
Robert Heggan, PLS, PP

March 8, 2018

Rosemary Flaherty, Zoning Official
Township of Monroe
125 Virginia Avenue
Williamstown, NJ 08094

SCANNED

MAR 13 2018

**CODE ENFORCEMENT
DEPARTMENT**

Re: Site Plan Waiver
Block 3202, Lot 16
(117 Washington Ave)
ARH #30-14054.02

Dear Roe:

In accordance with the Resolution granting Site Plan Waiver (PB-78-17) for the above referenced property, we have reviewed the plan entitled "Plan of Survey 117 Washington Avenue" prepared by Maycock Holding Co., LLC, signed and dated 2/16/18. Upon our review, we believe the following items should be addressed by the applicant:

1. The site appears to drain towards Lot 15 and Washington Avenue. Lot 15 has an existing low point and as a result, we do not believe there will be adverse impact to the neighboring properties. We would recommend Lots 15 and 16 be consolidated as a result.
2. The 3' walkway needs to be at a minimum of 4' wide in order to be in compliance with current ADA standards.
3. Paving section should be at a minimum of 2" of surface course and 6" DGA subbase.
4. Show all water and sewer services for the proposed office.
5. It appears there is a proposed ramp at the doorway to the building entrance. Our office would suggest this ramp be moved further from the door if possible or enlarged to avoid tripping hazards. Additionally, the ramp would need to be a minimum of 4' wide to be in compliance with current ADA standards.
6. Traffic control signs (i.e. stop signs) should be placed at all site exits onto public roads.
7. The applicant should replace the existing sidewalk directly behind the proposed concrete apron with 6" thick reinforced concrete.
8. The applicant is required to apply for a Township road-opening permit related to the proposed curb and driveway apron.
9. We would recommend parking bumpers be placed in all parking stalls along the side yard (near lot 17).

ARH Associates

Corporate Headquarters – 215 Bellevue Avenue – PO Box 579 – Hammonton, NJ 08037 – 609.561.0482 – fax 609.567.8909
Bloomfield Office – 2 Broad Street – Suite 602 – Bloomfield, NJ 07003 – 973.337.8562 – fax 973.337.8876

www.arh-us.com

10. The applicant should clarify if the existing driveway will be utilized as an entrance or exit for the site. We would like to note the driveway cannot accommodate two-way traffic and the drive isle and apron should be signed appropriately.

Enclosed, please find a marked up copy of the submitted plan for reference.

Should you have any questions, please do not hesitate to contact our office. Thank you.

Sincerely,



Kathryn Cornforth PE, QME for
Adams, Rehmann & Heggan Assoc., Inc.
Township Engineer's Office

Enclosure

cc: Bryan Glaze, Acting Construction Code Official
Mike Calvello, Public Works Director
Walter S. Kucharski, Irving Design Group, LLC, PLS, (10 White Horse Pike Haddon Heights, NJ 08035)
Kathryn Maycock (117 Washington Avenue Williamstown, NJ 08094)

KEC/jjf

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Township of Monroe

Zoning Permit

Application #: **8522**

Permit No: **20180158.000**

Issue Date: **03/20/2018**

Construction Control Number :

Block: **3202**

Lot: **16**

Qualifier:

Work Site: **117 WASHINGTON AVE**

Zone: **Default**

Owner: **MAYCOCK, KATHRYN**

Agent: **MAYCOCK, KATHRYN**

Address: **103 WASHINGTON AVE**

Address: **103 WASHINGTON AVE**

City/State/Zip: **WILLIAMSTOWN NJ 08094**

City/State/Zip: **WILLIAMSTOWN NJ 08094**

Telephone:

Telephone:

Fax: () -

Fax: () -

E-Mail:

E-Mail :

Tenant:

Pineland: **NO**

This is to certify that the above-described premises together with any building thereon, are approved for use as indicated below and as depicted on the Plot Plan:

EXPANDING APRON FOR DRIVEWAY

Which is a:

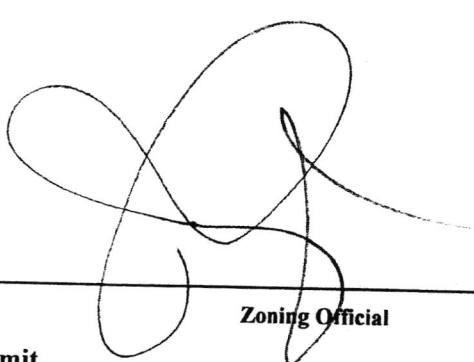
☒ Use permitted by Zoning Ordinance, Article - 175 Section - 3 & 89

☐ Use permitted by variance approved on _____, # _____ subject to any special conditions attached to the grant thereof.

☐ Valid nonconforming use as established by () findings of the Zoning Board of Adjustment or by () the undersigned zoning officer or by () Planning Board on the basis of evidence supplied by applicant. Conditions, if any:

☐ There is a nonconforming structure on the premises by reason of insufficient

☐ Other:



Zoning Official

This is NOT a Construction Permit

Township of Monroe

Zoning Permit

Application #: 8360 Permit No: 20180526.000 Issue Date: 07/24/2018

Construction Control Number :

Voucher/Receipt #: 0
Check #: 103
Amount collected: \$585.00

Block: 3202 Lot: 16

Qualifier:

Work Site: 117 WASHINGTON AVE

Zone: RG-C

Owner: MAYCOCK, KATHRYN

Agent: MAYCOCK, KATHRYN

Address: 103 WASHINGTON AVE

Address: 117 WASHINGTON AVENUE

City/State/Zip: WILLIAMSTOWN NJ 08094

City/State/Zip: WILLIAMSTOWN NJ 08094

Telephone:

Telephone: ____-____

Fax: () ____-____

Fax: () ____-____

E-Mail:

E-Mail :

Tenant:

Pineland: YES

This is to certify that the above-described premises together with any building thereon, are approved for use as indicated below and as depicted on the Plot Plan:

BUSINESS USE CHIROPRACTIC OFFICE & VITAMIN BUSINESS

Which is a:

☒ Use permitted by Zoning Ordinance, Article - 175 Section - 54

☐ Use permitted by variance approved on _____, # _____ subject to any special conditions attached to the grant thereof.

☐ Valid nonconforming use as established by () findings of the Zoning Board of Adjustment or by () the undersigned zoning officer or by () Planning Board on the basis of evidence supplied by applicant. Conditions, if any:

☐ There is a nonconforming structure on the premises by reason of insufficient

☒ Other:

Lot Grading and all other site plan issues addressed and approved contingent on a final inspection prior to Certificate of Occupancy. See attached Engineer letter dated 7/24/2018. RF


Zoning Official

This is NOT a Construction Permit



Principals

Richard Rehmann, GISP
Chris Rehmann, PE, CME, PP, PLS
Richard Heggan, PLS, PP
Robert Heggan, PLS, PP

July 24, 2018

Rosemary Flaherty, Zoning Official
Township of Monroe
125 Virginia Avenue
Williamstown, NJ 08094

Re: Site Plan Waiver
Block 3202, Lot 16
(117 Washington Ave)
ARH #30-14054.02

Dear Roe:

We are in receipt of the Plot/Grading Plan prepared by the Irving Design Group, LLC, dated February 26, 2018, most recently revised April 23, 2018 for the above referenced site. Our previous comments have been addressed by the applicant, and we recommend granting a waiver for the Site Plan Application.


1. We have received the property description and Lot Consolidation Plan for lots 14 and 15 as part of the Lot Grading Application for 103 Washington Ave.
2. A proposed 4' sidewalk from the handicap parking to the building has been added to the plans.
3. The paving section detail has been revised per our previous recommendation.
4. We have confirmed with the applicant's engineer that there is water and sewer service to the existing garage. We are not requiring the services to be shown on the revised plan.
5. It is our understanding the ramp at the doorway is required due to a grade differential into the building and is acceptable as proposed.
7. The plans indicate proposed replacement of the existing sidewalk directly behind the proposed concrete apron with 6" thick reinforced concrete.
9. Proposed parking bumpers are indicated in all parking stalls along the side yard (near lot 17).
10. The proposed traffic control signs address our previous concerns and are acceptable.

Should you have any questions, please do not hesitate to contact our office. Thank you.

ARH Associates

Corporate Headquarters – 215 Bellevue Avenue – PO Box 579 – Hammonton, NJ 08037 – 609.561.0482 – fax 609.567.8909
Bloomfield Office – 2 Broad Street – Suite 602 – Bloomfield, NJ 07003 – 973.337.8562 – fax 973.337.8876
www.arh-us.com

Sincerely,



Raymond Jordan PE, CME, PP for
Adams, Rehmann & Heggan Assoc., Inc.
Township Engineer's Office

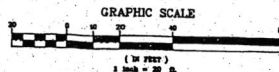
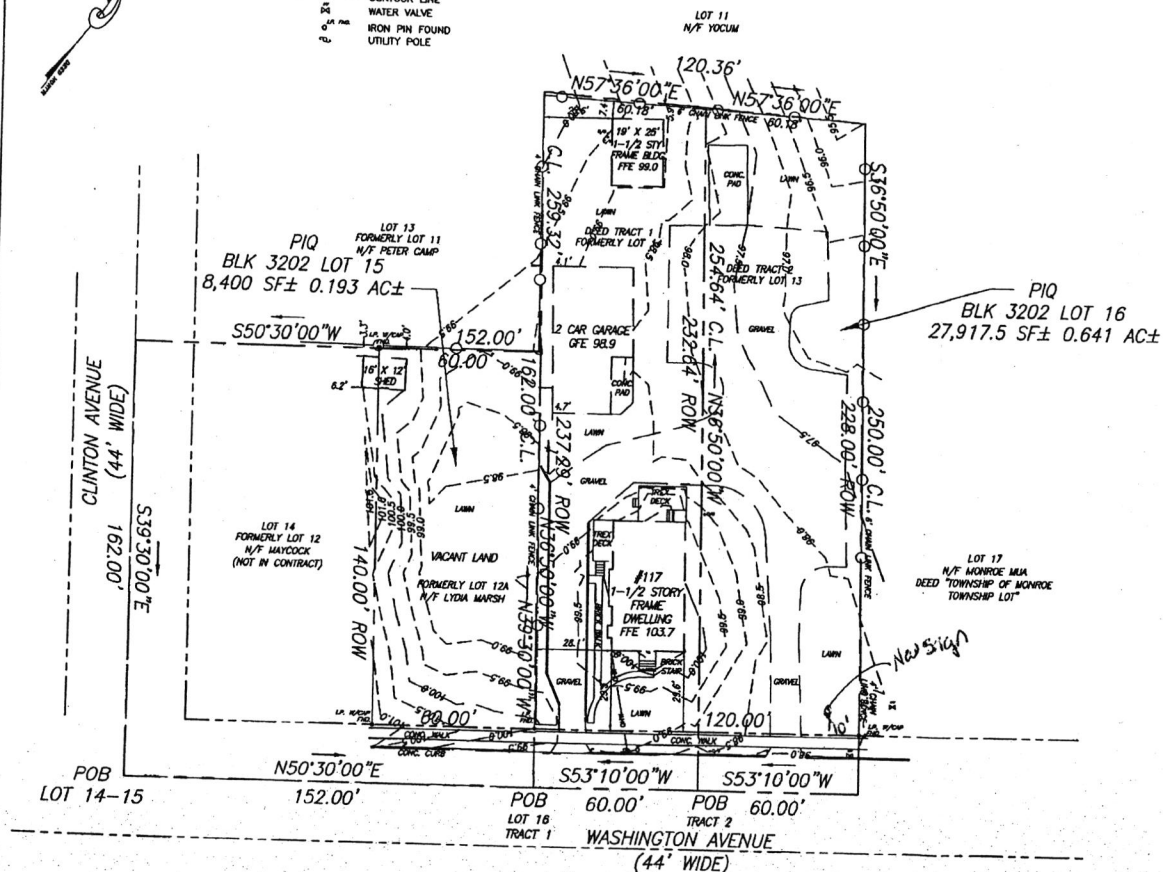
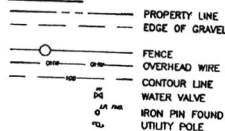
Enclosure

cc: Bryan Glaze, Construction Code Official
Mike Calvello, Public Works Director
Martin Irving, Irving Design Group, LLC, PLS, (10 White Horse Pike Haddon Heights, NJ 08035)
Kathryn Maycock (117 Washington Avenue Williamstown, NJ 08094)

RJ/jmw



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LEGEND



NOTES:

1. BEING KNOWN AS LOT 3292 LOTS 14, 15 & 16; FORMERLY KNOWN AS BLOCK 131 LOTS 13: FORMERLY KNOWN AS LOTS 14 & 13 ON M&W CHALK'S MAP OF LOTS ON WASHINGTON AVENUE.
2. LOT AND BLOCK NUMBERS REFER TO THE TOWNSHIP OF MONROE TAC MAP SHEET #32 .
3. THE SURVEY WAS PREPARED FOR MATCOCK HOLDING CO. (KATHERINE MATCOCK) IN SUPPORT OF A BUILDING/GROWING PERMIT APPLICATION AND SHALL BE USED FOR NO OTHER PURPOSE.
4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND IS SUBJECT TO ANY INFORMATION, EXEMPTIONS, RESTRICTIONS AND/OR ENCUMBRANCES, THAT MAY OR MAY NOT BE CONTAINED THERE IN AND OF THE PUBLIC RECORDS.
5. REFERENCES:
 - A. DEED BOOK 5708 -- PAGE 337
 - B. DEED BOOK 3408 -- PAGE 004
6. ALL FIELD LOCATIONS WERE PERFORMED BY MINNIE DESIGN GROUP, LLC FIELD WORK ON OR ABOUT FEBRUARY 13, 2018. ONLY CONDITIONS EXISTING AT THAT TIME ARE REFLECTED ON THIS PLAN. ANY LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND STRUCTURES VISIBLE AT THE TIME OF THE FIELD SURVEY.
7. HORIZONTAL DATUM: BASED ON DEED OF RECORD, VERTICAL DATUM: ASSUMED.
8. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON; WHEREAS LOCATIONS SHOWN HEREON UTILITIES/STRUCTURES MAY BE EXAGGERATED. NO DISCREPANCIES WERE MADE DURING THE PREPARATION OF THIS SURVEY TO LOCATE BURIED.
9. ANY STRUCTURES OR UTILITIES LOCATED HEREON ARE BASED ON RECORDS OF THE UNDERGROUND SERVICE AT 100-200-272-1000 SHALL BE CONTACTED AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY DREDGING OR
10. SUBJECT PROPERTY CONTAINS A CALCULATED 353,818 SQUARE FEET OR 0.834 ACRES MORE OR LESS.
11. ONLY COPIES OF THE ORIGINAL OF THIS PLAN CLEARLY MARKED WITH THE LAND SURVEYOR'S EXPOSED SEAL SHALL BE CONSIDERED A VALID COPY.
12. BY CONTRACT A WRITTEN MEANS AND BOUNDS DESCRIPTION HAS NOT BEEN PROVIDED/PROVIDED.

8. PLOT SIZE		S/W	
#		DATE	
PROJECTS			
PLAN OF SURVEY 117 WASHINGTON AVENUE BLOCK 392 - LOTS 15 & 16 TOWNSHIP OF MONROE COUNTY OF GLOUCESTER STATE OF NEW JERSEY			
SURVEYOR(S)/CLIENT(S)			
MAYCOCK HOLDING CO, LLC KATHRYN MAYCOCK (C/O RICH SANFORD, RA) 103 WASHINGTON AVE WILLIAMSTOWN, NJ 08094			
 Irving design group, llc land use planning & design 16 WHITE HORSE Pkwy HADDON HEIGHTS, NJ 08033 PH (609) 319-7200			
CERTIFICATE OF AUTHORIZATION #3040128280			
			
WALTER S. KUCHARSKI, PLS NJ PROFESSIONAL LAND SURVEYOR L&L 546840000			
PROJECTS	ISSUE-00-0000	DATE:	2/17/21
DRAWN BY: MM	CHECKED BY: MM	SCALE:	ENG
DRAWING NO.	SHEET	1 OF 2	

Township of Monroe

Zoning Permit

Application #: 9190 Permit No: 20180696.000 Issue Date: 09/28/2018

Construction Control Number :

Block: 3202 Lot: 16

Qualifier:

Work Site: 117 WASHINGTON AVE

Zone: RG-C

Owner: MAYCOCK HOLDING CO LLC

Agent: MAYCOCK HOLDING CO LLC

Address: 117 WASHINGTON AVE

Address: 117 WASHINGTON AVENUE

City/State/Zip: WILLIAMSTOWN NJ

City/State/Zip: WILLIAMSTOWN NJ 08094

Telephone:

Telephone:

Fax: () - -

Fax: () - -

EMail:

EMail :

Tenant:

Pineland: NO

This is to certify that the above-described premises together with any building thereon, are approved for use as indicated below and as depicted on the Plot Plan:

SIGN FOR CHIROPRACTIC BUSINESS 87" X 96 "

Which is a:

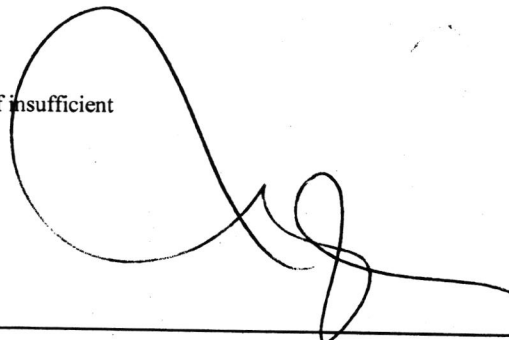
☒ [X] Use permitted by Zoning Ordinance, Article - 175 Section - 3 & 135

☐ [] Use permitted by variance approved on _____, # _____ subject to any special conditions attached to the grant thereof.

☐ [] Valid nonconforming use as established by () findings of the Zoning Board of Adjustment or by () the undersigned zoning officer or by () Planning Board on the basis of evidence supplied by applicant. Conditions, if any:

☐ [] There is a nonconforming structure on the premises by reason of insufficient

☐ [] Other:



Zoning Official

This is NOT a Construction Permit



Monroe

856-728-9800 ext. 289 or 296
(Fax) 856-629-2143
jrossi@monroetownshipnj.org
idelconte@monroetownshipnj.org

Rosemary Flaherty
Zoning Officer/Director
rflaherty@monroetownshipnj.org

Check, Money Order, or Credit Card payable to Monroe Township
Residential Fee \$20 Commercial Fee \$75 Dumpster \$75
Fee Exempt - Reason _____

OFFICE USE ONLY
Date Received 9/28/2018
Zoning Control No. 9140 Zone RG-C

TOWNSHIP OF MONROE ZONING PERMIT APPLICATION

A Zoning Permit must be obtained prior to the erection, restoration, addition to, or alteration of **any** structure within the Township of Monroe, **prior to the issuance of a building permit.**

A copy of the original survey of the entire property must be provided and must show all existing structures and all proposed structures, including setback distances, and all property lines and easements, must be submitted with this application.

Block: 3202 Lot: 16 Address: 117 Washington Ave W. Union, NJ 08094
Property Owner Name: Kathryn Maycock
Owner Mailing Address: 117 Washington Ave W. Union, NJ 08094
Owner Phone #: _____ Fax #: _____ Email: _____
Contact Name: Kirk (Signpro) Phone #: 856-935-1085 Email: Kirk@signpro.com
Contact Address: 1215 Black Horse Pl. Gladwin, NJ 08029

Payment of application fees is required with submission of application as follows:

I wish to build a: ☐ Deck ☐ Pool ☒ Addition ☐ Garage or Carport ☐ Shed
☐ Porch ☐ Generator ☒ Sign ☐ Solar ☐ Solar Roof
☐ New House ☐ Gazebo or Cabana ☐ Patio (paver/concrete) ☐ Ground Mount Solar
☐ Fence ☐ Change in business use or occupancy
☐ Other-explain: _____

State whether any of the activities described above are conducted as a non-conforming use: _____

Has a variance been granted for the proposed work? Yes _____ No ☒ File no. _____

Did you attach a copy of your **Survey / Plot Plan** as required? Yes ☒ No _____

Utilities: check appropriate items: City Sewer _____ City Water _____ Well _____ Septic _____

Do you have a Homeowners Association or other organization? Yes _____ No ☒
If yes, please attach written permission or a Declaration of No Jurisdiction from the Association.

Do any **Easements** exist on your property? Yes _____ No _____. If yes, what type _____

An Easement Agreement must be executed if the proposed fence is to be installed within an easement.

Certification in Lieu of Oath

I hereby certify that I am the agent (agent of) 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.

Print Owner Name: See attached Signature: _____ Date: 9/28/18

Office use only: Paid Amount: _____ Check: _____ CC#: _____ Exp. Date: _____ Received by: _____ Date: _____

Comments: _____

Approved _____ Denied _____ ENGINEERING APPROVAL REQUIRED _____ ENGINEERING APPROVAL NOT REQUIRED _____

ZONING OFFICER _____ Date _____ July 2018 Zoning App



DESIGN • BUILD • INSTALL • SERVICE

Landlord Letter of Authorization

September 25, 2018

Please accept this letter as authorization for SignPros, or any of their agents, to obtain any necessary permits for new signage at:

117 Washington Ave
Williamstown, NJ 08094

Property Owner Information:

KATHRYN MAYCOCK

Owner Name

117 WASHINGTON AVE.

103 WASHINGTON AVE WILLIAMSTOWN, NJ 08094

Street Address

City

State

Zip

Contact Phone Number

3202
Block #

16
Lot #

Signature

Kate Maycock

KATHRYN MAYCOCK
Printed Name

9/25/18
Date

1215 Black Horse Pike | Glendora, New Jersey 08029-1305

Phone: 856-939-1099 | Fax: 856-939-2099 | Web: www.signpros-nj.com | E-Mail: info@signpros-nj.com

