

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. 20-24

Applicant: John Chirico Owner: _____
(If different than applicant)

Address: 2922 Fries Mill Road Address: _____
Unit 1
Williamstown, NJ 08094

Telephone No. 888-982-0002 Telephone No. [REDACTED]

Fax No. 856-494-1719 E-Mail Address: jchirico@championrestoration
experts.com

Attorney: Leonard T. Schwartz, Esq. E-Mail Address: LenS@ssnjlaw.com
Telephone No. 856-629-3037

Address: 1350 N. Black Horse Pike, Williamstown, NJ 08094

Property Address: 2731 Fries Mill Road, Williamstown, NJ 08094

Plate: 148 Block: 14801 Lot: 17 Zoning Classification: RA

1. Application concerns: (Check what is applicable)

Use X Lot Area _____ Rear/Side/Front _____ Yards _____ Height _____ Addition 1484 Existing Building _____

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

Alleged Error of Township Official _____ Other dual uses with oversized garage

2. Brief description of real estate affected: Development Name: N/A

Location: 2731 Fries Mill Road

Nearest Cross-Street: Cross Keys Road Lot size: 2.7 Acres

Does Property Have Water/Sewer? X Private X Public public water, private sewer

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

* existing home will be replaced by 3,500 sf home

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: Single family home Present improvements upon land: 1 story dwelling

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: N/A
Your statement of alleged error of Township Official (Include name and title of Official) _____

5. State, in detail, what you want: Owner will be building a new 3,500 sf single family dwelling with a business/garage - 2 story - that will be 4,000 sf and behind the new dwelling

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 property is too small to build an age restricted development but will be improved by construction of a new dwelling and an office/garage in the rear for the owner's business.

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 16th day of June 2020

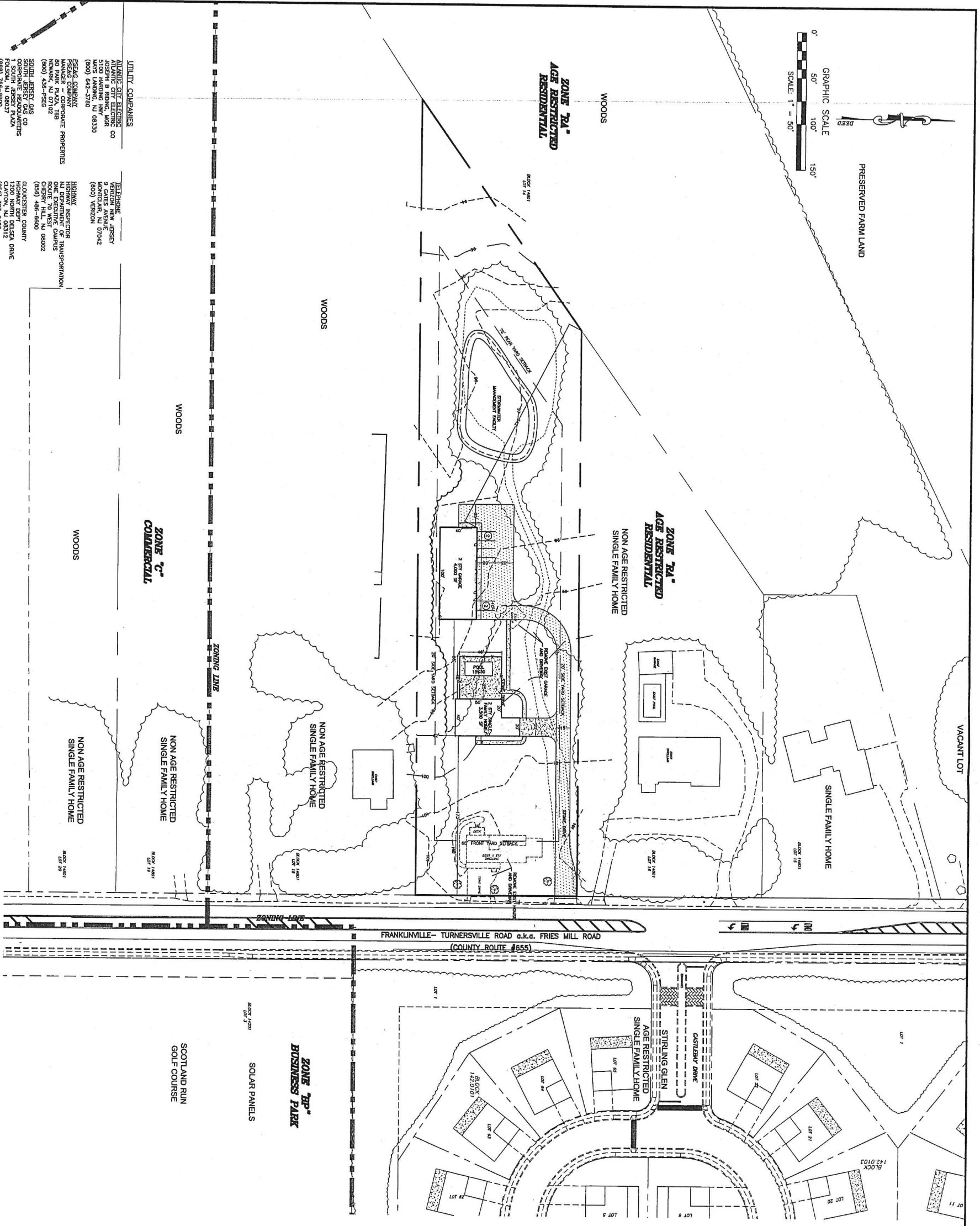
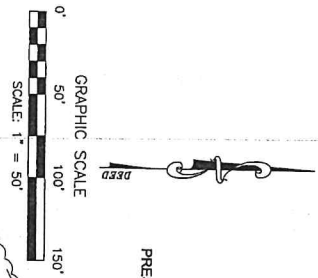
Valerie R. Saija
(Notary Public)

Valerie R Saija
Notary Public
New Jersey
My Commission Expires 10-14-2020

Johli
(Signature of Applicant)

BOARD USE ONLY Date application received: 6-17-20 Deemed Complete: _____

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



UTILITY COMPANIES

ATLANTIC CITY ELECTRIC
JOSEPH B. RINDO, MGR
5100 PARKING WAY
MONTICELLO, NJ 08830
(908) 642-3780

PEDEGA COMPANY
MANAGER - CORPORATE PROPERTIES
1000 W. 10TH ST.
NEWARK, NJ 07102
(908) 434-3500

SOUTH JERSEY GAS CO
SOUTH JERSEY GAS CO
1 SOUTH JERSEY PKWY
FOLSOM, NJ 08037
(908) 788-9900

SEWER & WATER DEPT
GLoucester County Utilities Authority
377 MAIN STREET SOUTH
WILMINGTON, NJ 08094
(609) 623-1444

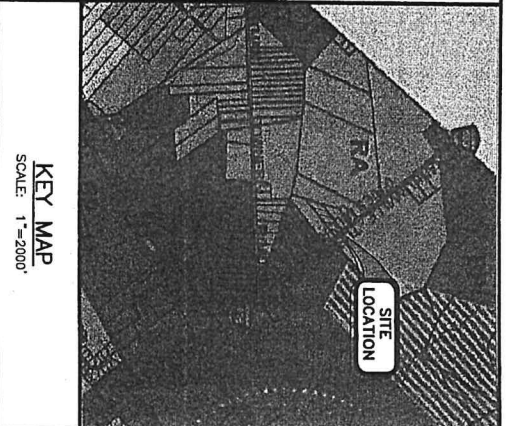
CONCRETE
CONSTRUCTION, INC.
301 SOUTH MAIN ROAD
WILMINGTON, NJ 08094
(609) 325-5551

TELEPHONE
NJ DEPARTMENT OF TREASURY
9 CATES AVENUE
MONTICELLO, NJ 07942
(908) 768-9900

HIGHWAY INSPECTOR
NJ DEPARTMENT OF TRANSPORTATION
ROUTE 70 WEST
CHERRY HILL, NJ 08002
(609) 486-8800

GLoucester County
1200 NORTH DELSIA DRIVE
CLAYTON, NJ 08312
(609) 307-4400

GLoucester County Planning Dept
COUNTY PLANNING BOARD
1200 NORTH DELSIA DRIVE
CLAYTON, NJ 08312
(609) 307-4650



- SITE DATA**
1. THE PROPERTY IN QUESTION IS KNOWN AS LOT 17 IN BLOCK 14801 AS SHOWN ON PLATE 148 OF THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF MONROE, GLOUCESTER COUNTY, NEW JERSEY.
 2. OWNER/APPLICANT: JOHN CHIRICO, CHAMPION RESTORATION EXPERTS, WILLIAMSON, NJ, 08094, 888-982-0002
 3. THE PROPERTY IN QUESTION IS ZONED: RA RESIDENTIAL AGE RESTRICTED DISTRICT
 4. PROPERTY USAGE: EXISTING: SINGLE FAMILY HOME WITH DETACHED GARAGE; PROPOSED: BUSINESS GARAGE (VARIANCE REQUIRED)
 5. THE AREA OF THE PROPERTY: 129,297 SF/2.97 AC+-
 6. OUTBOUND AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A PLAN OF SURVEY ENTITLED 'SURVEY AND TOPOGRAPHY OF PROPERTY #2731 FRIES MILL ROAD' PREPARED BY MARC J. CROWE, PLS. LLC, SUDBURY, DATED 09/13/2019.
 7. SURROUNDING SITE FEATURES SHOWN WHERE TAKEN FROM THE APPROVED STIRLING GLEN 1 PLANS, PREPARED BY CONSULTING ENGINEER SERVICES, INC. IS CURRENTLY UNDER CONSTRUCTION. ADDITIONAL INFORMATION TAKEN FROM THE U.S. DEPARTMENT OF INTERIOR U.S. GEOLOGICAL SURVEY, PROVIDED BY THE U.S. DEPARTMENT OF INTERIOR U.S. GEOLOGICAL SURVEY, 09/13/2019.
 8. THERE ARE NO WETLANDS ON SITE PER THE NJDEP GIS WEB SITE.
 9. THIS SITE IS NOT WITHIN A ZONE X AREA OF MINIMAL FLOOD HAZARD PER COMMUNITY PANEL 3401502098, EFFECTIVE 1/20/2010.
 10. BULKY REQUIREMENTS (BASED ON R2 ZONE WITH ON-SITE DISPOSAL)

MIN LOT AREA	MIN FRONT YARD SETBACK	MIN REAR YARD SETBACK	MIN LOT WIDTH	MIN LOT FRONTAGE	MIN BUILDING HEIGHT
1 AC	60 FT	20 FT	120 FT	150 FT	35 FT
2,97 AC	17.5 FT	24.2 FT	175 FT	175 FT	35 FT
2.97 AC	17.5 FT	24.2 FT	175 FT	175 FT	35 FT
2.97 AC	17.5 FT	24.2 FT	175 FT	175 FT	35 FT

ADJACENT PROPERTY OWNERS LIST - JUNE 1, 2020

BLOCK	LOT	NAME/ADDRESS
14201	1	HONGERS STIRLING GLEN LLC, 900 BIRCH STREET, WILMINGTON, NJ 08094
14201	63	BARILLO, ATTILA A & RUMBEAY, WILMINGTON, NJ 08094
14201	64	FISCHER, DEBORAH A & ROBERT H, WILMINGTON, NJ 08094
14201	65	HONGERS STIRLING GLEN LLC, 900 BIRCH STREET, WILMINGTON, NJ 08094
14201	1	HONGERS STIRLING GLEN LLC, 900 BIRCH STREET, WILMINGTON, NJ 08094
14201	3	SCOTLAND RUN PROPERTIES LLC, 2828 FRIES MILL ROAD, WILMINGTON, NJ 08094
14801	14	JUZWAK, MARY JANE & RANDALL J SR, WILMINGTON, NJ 08094
14801	18	SELSTER, CHRISTINE & PETERO II, WILMINGTON, NJ 08094
14801	18	DIAMO, JENNIFER, 35 RAINBOW DRIVE, SICKLERVILLE, NJ 08081
14801	19	POLLACK, JUSTIN & PAWE, 2875 FRIES MILL ROAD, WILMINGTON, NJ 08094

USE VARIANCE PLAN
2731 FRIES MILL ROAD
PLATE 148, BLOCK 14801, LOT 17
MONROE TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

DATE	REVISIONS

JAY F. SIMS
PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 246E04721900

PREPARED BY
CONSULTING ENGINEER SERVICES
PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
645 BERLIN-CROSS KEYS ROAD, SUITE 1, SICKLERVILLE, NJ 08081
PHONE (609) 623-1444 FAX (609) 623-1444
NJ CERTIFICATE OF AUTHORIZATION No. 246A2782700