

**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. 20-28

Applicant: Joseph Caruso Owner: _____
(If different than applicant)

Address: 671 New Brooklyn Rd Address: _____
Williamstown NJ 08094

Telephone No. _____ Telephone No. _____

Fax No. _____ E-Mail Address: _____

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

Address: _____

Property Address: 671 New Brooklyn Rd

Plate: _____ Block: 2301 Lot: 28.01 Zoning Classification: _____

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: 671 New Brooklyn Rd

Nearest Cross-Street: Black Horse Pike & New Brooklyn Rd Lot size: 3.47 Acres

Does Property Have Water/Sewer? Private _____ Public _____

If use variance is requested for accessory structure, what is the square footage of existing home? 3,100 sq ft

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: to build a 24' x 24', 2 car detached garage next to my house. The garage will have Vinyl siding and looks similar to the house

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:

I have an irregular shaped lot. I feel the garage will look fine where I am placing it and it can be accessed from the driveway.

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 11th day of August 2020
Ninette M. Orbaczewski
(Notary Public)

Joseph A. Carino
(Signature of Applicant)

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

NINETTE M ORBACZEWSKI
NOTARY PUBLIC, STATE OF NEW JERSEY
MY COMMISSION EXPIRES
OCTOBER 05, 2024
Public hearing date: _____

By: _____

Township of Monroe
125 Virginia Ave
Williamstown, NJ 08094
(856)728-9800 FAX (856)629-2143

Application No. **11021**
Insp/Record No. **1407**
Block/Lot **2301/28.01**

Code Compliance Report
671 NEW BROOKLYN RD

Respondent

Co-Respondent

CARINO, JOSEPH & KAREN
671 NEW BROOKLYN RD
WILLIAMSTOWN, NJ 08094
(000)000-0000

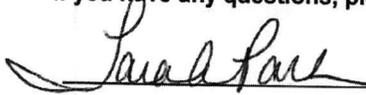
Date 7/14/20 Abate/Resubmit by _____ Approval Date _____

<u>Code/Item</u>	<u>Code Description</u>	<u>O.K.</u>
Lot Grading	Lot Grading Required A Waiver or Approval for Lot Grading is required for the application submitted for your proposal on your Zoning Permit Application.	
ZONING REQ	ZONING REQUIREMENTS NOT MET The Proposed Work at the Property does not meet the requirements for the Zone that the property is in. Please see the attached Referral form for your application to the Zoning Board of Adjustment for the required Variances.	

*Accessory building cannot be located in the front yard

You are the owner/responsible party of the subject property. You have by the abate by date above, to take the required corrective action. Complying within that time, you will avoid multiple complaints being filed with the Municipal Court of the Township of Monroe without further notice to you, If convicted, this may subject you to a fine and other penalties at the discretion of the Judge.

If you have any questions, please call , at (856)728-9800



Official(at time of notice)

7/14/2020

Date

Official (When all items are abated)

Date

REFERRAL FORM TO THE LAND USE BOARDS

Planning Board: _____

Zoning Board: X

APPLICATION DETAILS

Date: 7/14/2020

Name of Applicant: Joseph & Karen Carino

Address of Applicant: 671 New Brooklyn Rd

Block: 2301 Lot(S): 28.01

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:

VARIANCES:	REQUIREMENTS:	PROPOSED:	NEED:
USE:		<u>Accessory Bldg</u>	<u>175-89</u>
SIDE YARD:	_____	_____	_____
REAR YARD:	_____	_____	_____
FRONT YARD:	_____	<u>No Placement in front yard</u>	<u>Use Variance</u>
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: _____

Jana A Paul

Zoning Officer Signature

7/14/2020

Date

CC: Applicant, Land Use Board Secretary, file



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~

DATE APP COMPLETE 7/7/20 OFFICE USE ONLY: ZONE R2 APP # 11021

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>671 New Brooklyn Rd</u>		Block: <u>2301</u>	Lot: <u>28.01</u> Qualifier:
Property & Owner Information		Tenant/Contractor Information (if Applicable)	
Owner Name: <u>Joseph Carino</u>		Contractor Name:	
Owner Mailing Address: <u>671 New Brooklyn Rd</u>		Contractor Address:	
<u>Williamstown, NJ 08094</u>			
Owner Phone #:		Contractor Phone #:	
The property has (Circle One/Answer all): Sewer or <u>Septic</u>		Business Tenant Name:	
Pinelands: Yes or <u>No</u>	Wetlands: Yes or <u>No</u>	Tenant Address Outside of Location:	
HOA: Yes or <u>No</u>	Easement: Yes or <u>No</u>		
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 _____

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.
We would like to install a 24' x 24' modular garage, with two garage doors and vinyl siding to match our house. The garage will be placed on crushed stone.

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: Joseph Carino Signature: [Signature] Date: 6-5-20

OFFICE USE ONLY BELOW:

Fee Collected: <u>\$50</u>	Check #: <u>307</u>	PAYMENT INFORMATION:		
Cash:	MO#:	Received: <u>[Signature]</u> <u>7/7/20</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 _____

RECEIVED
ON
JUL 07 2020
BY MONROE TWP
ZONING OFFICE

MONROE TOWNSHIP
GLOUCESTER COUNTY

DATE:

6-5-20

Rec'd - 7/7/2020

V# 306

Mt. Zoning

LOT GRADING WAIVER APPLICATION

Application is hereby made to the Township of Monroe, Gloucester County for a waiver from a proposed lot grading plan for the following property in accordance with Ordinance O:38-2003.

Applicant Name: Joseph Carino

Address: 671 New Brooklyn Road
Williamstown, NJ 08094

Phone: 

Email: 

Location of Proposed Improvements:

Lot: 28.01 Block: 2301 Lot Size: 3.47 Acres

Development Name: _____

Street Address: 671 New Brooklyn Road

Description and Size of Proposed Improvements: 24' x 24' Detached Garage

Is there existing development on adjacent lots? Yes No

Please provide a sketch of the property that includes the following information:

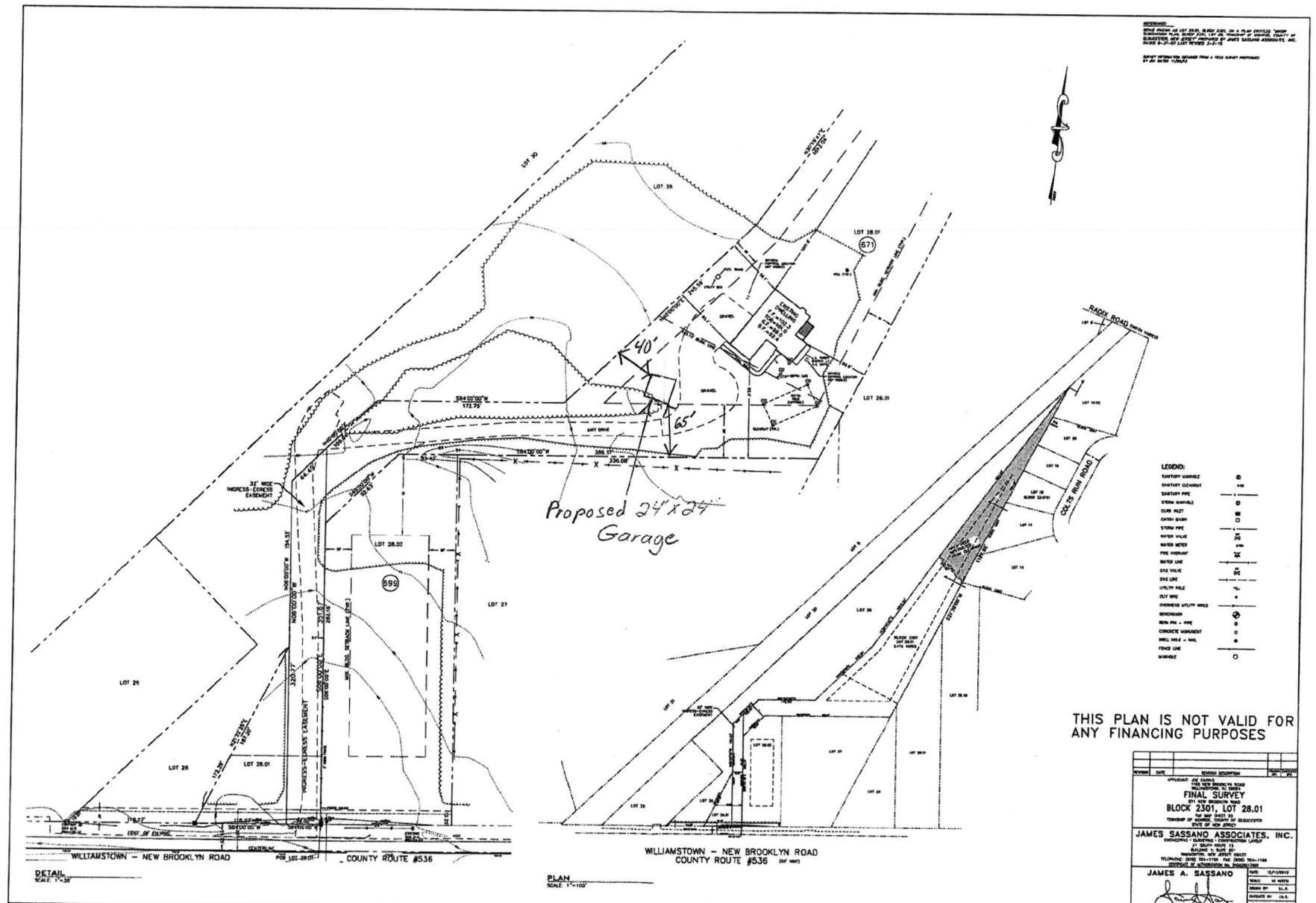
1. Approximate location and footprint of the existing improvements in relation to property lines
2. Approximate location and footprint of the proposed improvements relate to existing improvements/property lines

Submit application and one (1) sketch to:

Monroe Township Zoning Office
125 Virginia Avenue
Williamstown, NJ 08094

Please direct all questions to Christopher Kunder at Pennoni ckunder@pennoni.com (856-656-2909).

REVISIONS:
 SHOW MOUNTAIN LOT 28.01, BLOCK 2301, ON A 20' WIDE EGRESS TAMP
 CONSTRUCTION TO BE MADE AS PART OF THE SURVEY OF THE LOT 28.01 OF
 BLOCK 2301, LOT 28.01, BY JAMES SASSANO ASSOCIATES, INC.
 DATE 12-15-11



THIS PLAN IS NOT VALID FOR ANY FINANCING PURPOSES

DATE	12-15-11
PROJECT	WILLIAMSTOWN - NEW BROOKLYN ROAD
FINAL SURVEY	
BLOCK 2301, LOT 28.01	
WILLIAMSTOWN - NEW BROOKLYN ROAD	
COUNTY ROUTE #536	
DATE OF SURVEY	
JAMES SASSANO ASSOCIATES, INC.	
SURVEYORS	
1100 W. 11TH STREET, SUITE 200 WILMINGTON, DE 19804-1100 PHONE: (302) 485-1100 FAX: (302) 485-1100 WEBSITE: WWW.JSA-DE.COM	
JAMES A. SASSANO	DATE: 12/15/11
<i>(Signature)</i>	SCALE: AS SHOWN
BY: <i>(Signature)</i>	CHECKED BY: J.A.S.
DATE: 12/15/11	SCALE: 1"=100'
BY: <i>(Signature)</i>	DATE: 12/15/11

Google Maps

PIQ
↓
671 NEW BROOKLYN RD





Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

500 Scarborough Drive, Suite 108
Egg Harbor Township, NJ 08234
T: 609.910.4068
F: 609.390.0040
www.maserconsulting.com

August 28, 2020

VIA EMAIL AND U.S. MAIL

Dawn M. Farrell, Administrative Clerk
TOWNSHIP OF MONROE ZONING BOARD
125 Virginia Avenue, Suite 5A
Williamstown, New Jersey 08094-1768

Re: Use Variance (1st Review)
Block 2301, Lot 28.01
671 New Brooklyn Road
Zone: R-2, Suburban Residential Option District
Applicant: Joseph Carino
Application № 20-28
MC Project №: MMZ-072

Dear Ms. Farrell:

The above referenced application is a request for a use variance application review.

1.0 Project Description

1.1 Proposal

The applicant seeks use variance approval to construct a 24' x 24' (576 s.f.), 2-car detached garage on his residential property. The accessory structure proposes to have 2 garage doors, vinyl siding and be situated on crushed stone.

1.2 Existing Conditions

The 3.47± acre parcel is located at 671 New Brooklyn Road and is an irregular flag shape lot. The property contains an existing 3,100 square foot single-family dwelling with associated improvements, including private well and septic. The property is zoned R-2, Suburban Residential Option District.

1.3 Surrounding Land Uses

The area is residential in character with rural single-family detached homes and farm uses. The surrounding area is also zoned R-2, Suburban Residential Option District.



2.0 Materials Reviewed

We have reviewed the referenced submission, encoded by the Zoning Board as #20-28, received August 27, 2020, consisting of the following:

<i>Sheet</i>	<i>Title</i>	<i>Date</i>
---	Application	August 11, 2020
---	Monroe Township issued Code Compliance Report	July 14, 2020
---	Referral form to the Zoning Board	July 14, 2020
---	Zoning Permit Application	July 7, 2020
---	Lot Grading Waiver Application	June 5, 2020
1 of 1	Sketch Survey	---

3.0 Zoning Requirements

3.1 Use

1. In accordance with § 175-162C(1)(c), utility sheds and/or accessory buildings are a permitted accessory use in the R-2, Suburban Residential Option District, subject to the requirements of § 175-89.
2. In accordance with § 175-11(C), an accessory building is defined as a building, structure or use which contributes primarily to the comfort, convenience or necessity of the occupants, business or industry of its principal structure, building or use served.
3. In accordance with § 175-89G(3), accessory structures are not permitted in the front yard or in the front of the home.

As proposed, the application does not conform to these requirements, proposing an accessory building in the front yard. As such, a d'4' variance is required.

3.2 Bulk Requirements – Accessory Structures (R-2, single-family detached)

Per § 175-162E(3), the yard requirements for accessory uses to residential uses may be reduced by up to 50% of the requirement for principal uses within the specific district.

1. **Side Yard Setback:** The minimum required side yard setback is 25 feet. The garage, as an accessory structure, may have a setback of 50% (25') = 12.5'. The plan conforms to this requirement.



2. **Rear Yard Setback:** The minimum required rear yard setback is 75 feet. The garage, as an accessory structure, may have a setback of 50% (75') = 37.5'. The plan conforms to this requirement.
3. **Garage Height:** Per § 175-89, the maximum permitted garage building height is 18 feet from the ground level to the peak. The plan does not address this requirement, conformance to be determined.

4.0 Design and Performance Standards

- 4.1 In accordance with § 175-89E, accessory buildings or structures shall not be located in any required buffer areas, easements or drainageways. Testimony regarding compliance shall be provided.
- 4.2 In accordance with § 175-89G(1), the roof shape of a garage or shed shall be visually compatible with building and/or structures to which it is visually related. Testimony regarding compliance to be provided.
- 4.3 In accordance with § 175-89G(2), the relationship of materials, textures and color of the façade and roof of a garage or shed should be visually compatible with the materials and structures to which it is visually related. Testimony regarding compliance shall be provided.

5.0 Master Plan Consistency

The proposed use is not consistent with the goals and objectives of the Master Plan. Should the d'4' variance be granted, site improvements and physical impacts of the variance need to be addressed and mitigated.

6.0 Fees, Contributions, and Obligations

6.1 COAH Requirement

In accordance with § 175-89.1G(4)(a)[1], the applicant is required to contribute a development fee of 1½% of the increase in equalized assessed value of the residential construction into a Housing Trust Fund established by Monroe Township Council. A condition of receiving a building permit is the payment of this fee prior to receiving a certificate of occupancy.

6.2 Escrow

The applicant must contact the Township's Finance Office to settle any outstanding review escrow accounts prior to any approval taking effect.



7.0 General Comments / Recommendations

- 7.1 The applicant must demonstrate sufficient “special reasons” why the proposed variance carries out a purpose of zoning, or how the refusal to allow the project would impose on the applicant an undue hardship. In addition, the applicant must demonstrate that the requested d’4’ variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.
- 7.2 The applicant should confirm the intended use of the requested accessory garage and that no business service or industry is to be conducted within said garage.
- 7.3 The applicant shall provide testimony regarding any existing buffering of the proposed garage location from adjacent lots.
- 7.4 The applicant shall confirm where the proposed garage doors will be facing and that the intent is to access from the existing driveway.

The above comments and/or recommendations are submitted for your review and consideration. Should you have any questions with regard to this matter or require additional information, please do not hesitate to contact our office at (609) 910-4068.

Regards,

MASER CONSULTING

A handwritten signature in cursive script that reads 'Pamela J. Pellegrini'.

Pamela J. Pellegrini, P.E., P.P., C.M.E.
Project Manager

PJP/rld

cc: Richard P. Coe, Esquire

200828_carino use_review 1.docx