

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. 20-29

Applicant: Jeffrey Slotnick Owner: _____
(If different than applicant)

Address: 1128 Monet Ct Address: _____

Williamstown NJ 08094

Telephone No. _____ Telephone No. _____

Fax No. _____ E-Mail Address: _____

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

Address: _____

Property Address: 1128 Monet Ct Williamstown NJ 08094

Plate: _____ Block: 110.0407 Lot: 44 Zoning Classification: _____

1. Application concerns: (Check what is applicable)

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

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

Alleged Error of Township Official _____ Other Percentage of lot coverage

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

Location: 1128 Monet Ct

Nearest Cross-Street: Musse Ct Lot size: 14,265 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? 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: X

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: concrete pool deck. concrete patio & concrete slab

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 hope the board grants us the variance so we can have the adequate concrete around our pool.

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 11th day of August 2020

Nnette M. Orbaczewski
(Notary Public)

Jeff
(Signature of Applicant)

NINETTE M. ORBACZEWSKI
NOTARY PUBLIC, STATE OF NEW JERSEY
BOARD COMMISSION EXPIRES
OCTOBER 05, 2024

Date application received: _____ Deemed Complete: _____

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

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

Application No. **10812**
Insp/Record No. **1592**
Block/Lot **110.0407/44**

Code Compliance Report
1128 MONET CT

Respondent

Co-Respondent

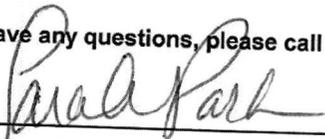
ALOHA POOL/ SPA SERVICE
610 STOKES RD
MEDFORD, NJ 08055
(000)000-0000

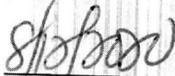
Date 8/12/20 Abate/Resubmit by _____ Approval Date _____

<u>Code/Item</u>	<u>Code Description</u>	
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.	<u>O.K.</u>

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)


Date

Official (When all items are abated) Date

REFERRAL FORM TO THE LAND USE BOARDS

Planning Board: _____

Zoning Board: X

APPLICATION DETAILS

Date: 8/12/2020
Name of Applicant: Jeff Slotnick
Address of Applicant: 1128 Monet Ct.
Block: 110.0407 Lot(S): 44
Zone: RGPR 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:	_____	_____	_____
SIDE YARD:	_____	_____	_____
REAR YARD:	_____	_____	_____
FRONT YARD:	_____	_____	_____
BULK:	_____	_____	_____
LOT AREA:	_____	_____	_____
LOT WIDTH:	_____	_____	_____
LOT COVERAGE:	<u>30%</u>	<u>37.9%</u>	<u>Bulk Variance</u>
ENCROACHMENT INTO BUFFER	_____	_____	_____

WAIVERS:
SIDEWALK WAIVER _____
SITE PLAN WAIVER _____

SITE PLAN:
MINOR SITE PLAN _____
MAJOR SITE PLAN _____

SUBDIVISION
MINOR SUBDIVISION _____
MAJOR SUBDIVISION _____

COMMENTS:

Paul Paul

Zoning Officer Signature

8/12/2020
Date

CC: Applicant, Land Use Board Secretary, file

COPY



(Resubmission) 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"

BY MONROE TWP ZONING OFFICE
DATE APP COMPLETE 8/12/20 ZONE RGP APP # 10812

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: 1128 Monet Ct	Block: 110.0407 Lot: 44 Qualifier:
Property & Owner Information	
Owner Name: Jeff Slotnick	Tenant/Contractor Information (if Applicable)
Owner Mailing Address: 1128 Monet Ct Williamstown NJ 08094	Contractor Name: Alpha Pools
Owner Phone #:	Contractor Address: 610 Stokes Rd Medford NJ 08055
The property has (Circle One/Answer all): Sewer or Septic	Contractor Phone #: 609 714 3338
Pinelands: Yes or No	Business Tenant Name:
Wetlands: Yes or No	Tenant Address Outside of Location:
HOA: Yes or No	Tenant Phone #:
Easement: Yes or No	
Variance Approval: Yes or No If yes, Resolution #	

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.

Concrete slab (20'x25')
Concrete pool deck, concrete patio &

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.

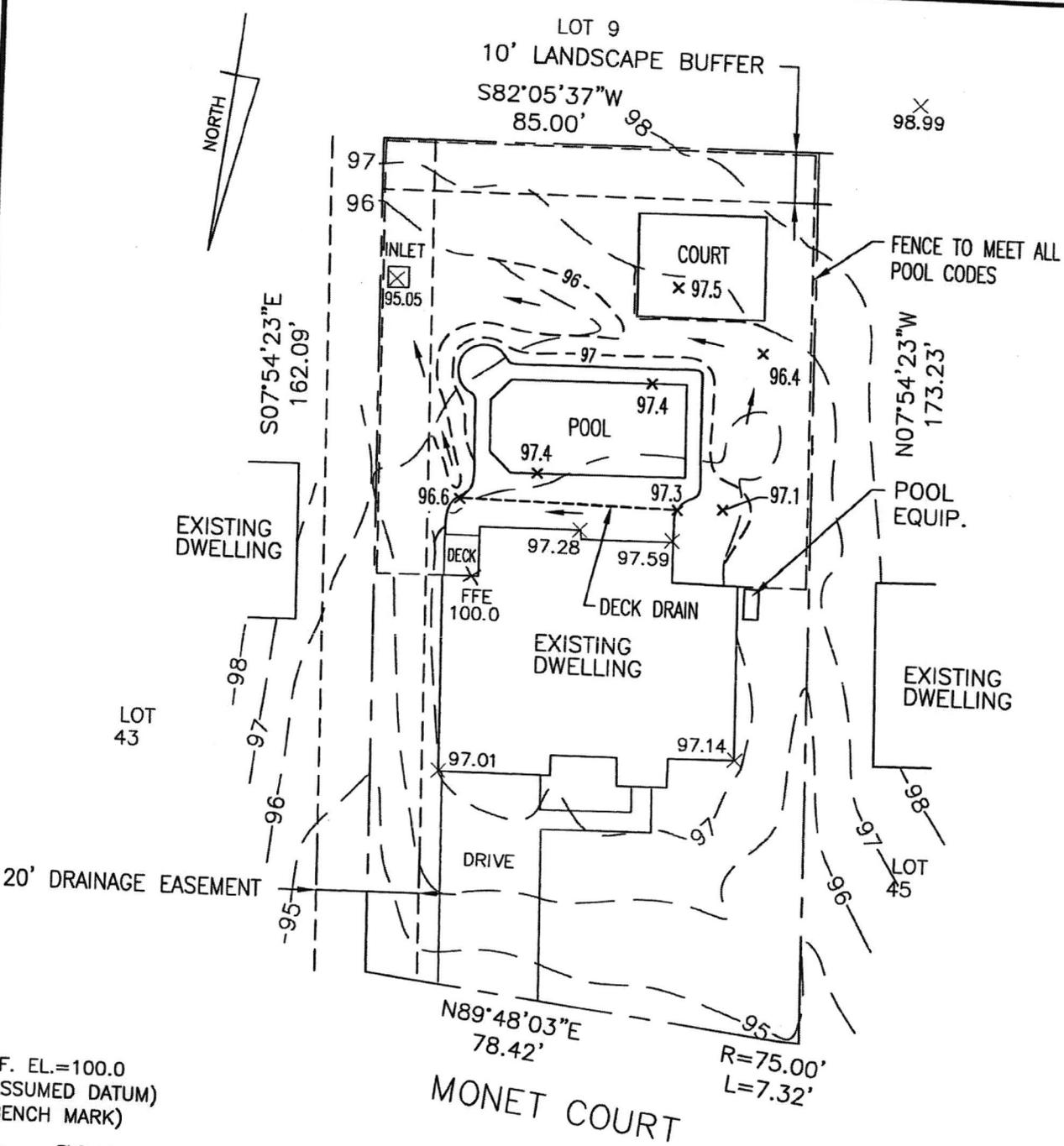
I also understand that the Zoning Permit will expire ONE YEAR from the date of issuance, unless extended by the date stated on the permit. All permits require closure, by either a UCC Certificate or notification by the Owner of the Property or Contractor.

Property Owner ONLY - Print: Jeff Slotnick Signature: Date: 8-11-20

OFFICE USE ONLY BELOW:

Fee Collected: \$25	Check #:	PAYMENT INFORMATION:		
		Cash:	MO#:	Received:
ENGINEERING REQUIRED	ENGINEERING & INSPECTION	INFORMATION ONLY		
GRADING WAIVER GRANTED	Rec'd Approval	Rec'd Final Compliance		
Inspection Date Performed & Findings:	Rec'd Approval	ENGINEERING NOT REQUIRED		
Permit Closure Document and Date:				

APPROVED BY ZONING OFFICER: _____ Date _____



F.F. EL.=100.0
 (ASSUMED DATUM)
 (BENCH MARK)

← = SLOPE 2% MIN.

GRADE AT BUILDING CORNERS
 TO REMAIN UNCHANGED.

NOTE:
 SURVEY INFORMATION OBTAINED FROM
 "PLAN OF SURVEY BLOCK 110.0407, LOT 44
 MONROE TOWNSHIP, GLOUCESTER COUNTY"
 AS PREPARED BY M. CRAIG BAILEY ON 10/2/05.

EXISTING TOPOGRAPHY BY DAREN LEEPER,
 P.L.S. ON 4/1/20.

THE CONTRACTOR IS RESPONSIBLE FOR
 VERIFYING THAT THE FINAL CONSTRUCTED CONDITIONS
 CONFORM TO THE INDICATED PROPOSED GRADING.

MONET COURT

APPLICANT: SLOTNICK
 1128 MONET COURT
 WILLIAMSTOWN, NJ, 08094

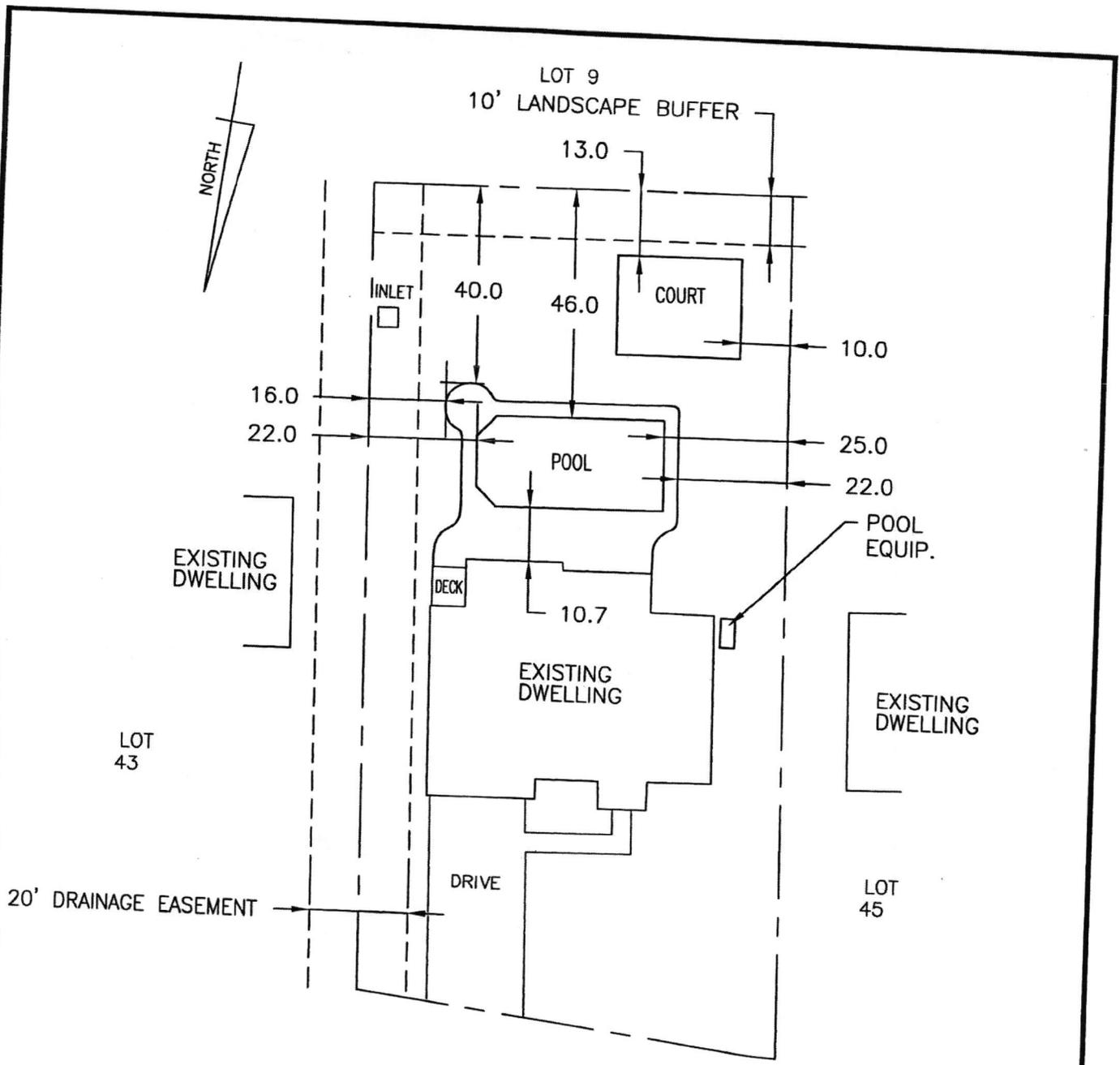
POOL GRADING PLAN
 LOT 44, BLOCK 110.0407
 MONROE TOWNSHIP
 GLOUCESTER COUNTY, NEW JERSEY

DATE: 4/3/20 SCALE: 1"=30'

James E. Maccariella Jr.
 N.J. PROFESSIONAL ENGINEER LICENSE NO. 39926

JAMES E. MACCARIELLA JR.
 38 COUNTRY SQUIRE LANE
 MARLTON, NJ 08053 609-560-1845

REV. 8/10/20
 REV. 5/2/20



MONET COURT

LOT 44, BLOCK 110.0407
 MONROE TOWNSHIP
 GLOUCESTER COUNTY, NEW JERSEY
 DATE: 4/3/20 SCALE: 1"=30'

EXISTING LOT COVERAGE	
BUILDING	2447 SF
DRIVE & WALK	925 SF
DECK	54 SF
TOTAL	3426 SF
PERCENTAGE	24.0%
PROPOSED LOT COVERAGE	
BUILDING	2447 SF
DRIVE & WALK	925 SF
DECK	54 SF
COURT	500 SF
POOL & CONC.	1480 SF
TOTAL	5406 SF
PERCENTAGE	37.9%
LOT SIZE	0.33 AC
	14265 SF

REV. 8/10/20
 REV. 5/2/20