

**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. 20-30

Applicant: Juan Cola Owner: Juan Cola
(If different than applicant)
Address: 45 Sicklerville Road Address: _____
Williamstown, NJ 08094

Telephone No. _____ Telephone No. _____

Fax No. _____ E-Mail Address: _____

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

Address: _____

Property Address: 45 Sicklerville Road, Williamstown, NJ 08094

Plate: _____ Block: 1807 Lot: 32 Zoning Classification: C

1. Application concerns: (Check what is applicable)

Use _____ Lot Area _____ Rear/Side/Front Yards ☒ 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: _____

Location: Sicklerville Rd.

Nearest Cross-Street: Cora Ave Lot size: 16,920 sf

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: Home 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: Permission to build volleyball court for my children to play.

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 apologize I was not aware I needed permission to put concrete in the backyard. and I believe the volleyball court will add value to the house. I am not claiming any hardship.

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 24 day of AUGUST 2020

(Notary Public)

(Signature of Applicant)

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

NINETTE M ORBACZEWSKI

NOTARY PUBLIC, STATE OF NEW JERSEY

104/02/191

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.

11108

Insp/Record No.

1522

Block/Lot

1807/32**Code Compliance Report**
45 SICKLERVILLE RD

Respondent

Co-Respondent

CELA, JUAN**45 SICKLERVILLE RD****WILLIAMSTOWN, NJ 08094****(000)000-0000**Date 8/04/20 Abate/Resubmit by _____ Approval Date _____Code/ItemCode DescriptionO.K.**WORK****ADDITIONAL IMPROVEMENT ON PLAN NOT ON APP**

Additional work is being shown on the survey that is not included in the application.

Two sheds are shown on the survey that was just completed that are not on the previous survey and have no permit for the installation, that fall within 5 ft to the property line.

ZONING REQ

Exact square footage not provided on application.

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.

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: C

APPLICATION DETAILS

Date: 8/4/2020
 Name of Applicant: Celay Juan
 Address of Applicant: 45 Sicklerville
 Block: 1807 Lot(S): 32
 Zone: C Pinelands: X

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:	SFD -	(R-2 Requirements w/ Sewer Service)	
SIDE YARD:	5' X	less than 5'	
REAR YARD:	5' X	less than 5'	Bulk Variance
FRONT YARD:		5'	
BULK:			
LOT AREA:			
LOT WIDTH:			
LOT COVERAGE:	20%	approx 75%	
ENCROACHMENT INTO BUFFER			

WAIVERS:

SIDEWALK WAIVER _____
 SITE PLAN WAIVER _____

SITE PLAN:

MINOR SITE PLAN _____
 MAJOR SITE PLAN _____

SUBDIVISION

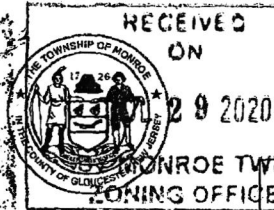
MINOR SUBDIVISION _____
 MAJOR SUBDIVISION _____

COMMENTS: 2 Sheds installed w/o permits
in 5' to property line
land for 8/4/2020

Zoning Officer Signature

Date

CC: Applicant, Land Use Board Secretary, file



ZONING PERMIT APPLICATION

~Please be sure to read checklist before completing and submitting application~

DATE APP COMPLETE 7/29/20 OFFICE USE ONLY ZONE C APP # 11109

TOWNSHIP OF MONROE
Zoning Department
125 Virginia Avenue
Williamstown, NJ 08094
(856) 728-9800 ext. 237, 222
RESIDENTIAL FEE - \$50
NON-RESIDENTIAL FEE - \$100
RESUBMISSION/CHANGE FEE - \$25

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>45 Sickleville Road</u>	Block: <u>1807</u> Lot: <u>32</u> Qualifier:
Property & Owner Information	
Owner Name: <u>Juan Cole</u>	Tenant/Contractor Information (if Applicable)
Owner Mailing Address: <u>45 Sickleville Road</u>	Contractor Name:
<u>Williamstown, NJ 08094</u>	Contractor Address:
Owner Phone #:	Contractor Phone #:
The property has (Circle One/Answer all) Sewer or Septic <u>Septic</u>	
Pinelands: Yes or No	Wetlands: Yes or No
HOA: Yes or No	Easement: Yes or No
Variance Approval: Yes or No If yes, Resolution #	
Business Tenant Name:	
Tenant Address Outside of Location:	
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 paved one section of our back yard for our kids to play volleyball w 60 feet by 1. 74 feet

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.

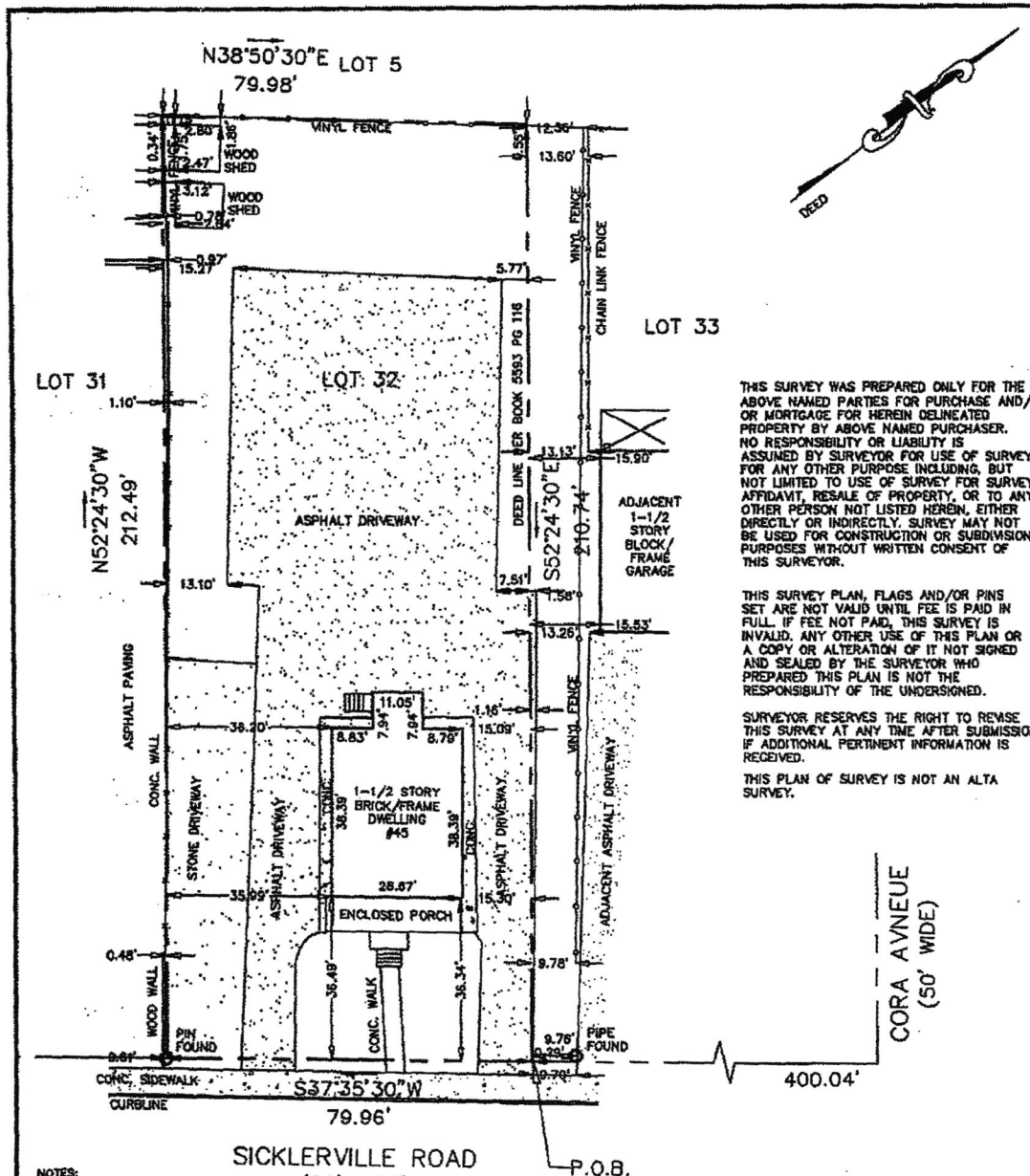
I also understand that the Zoning Permit will expire ONE YEAR from the date of issuance, unless extended by the date stated on the permit. All permits require closure, by either a UCC Certificate or notification by the Owner of the Property or Contractor.

Property Owner ONLY - Print: Juan Cole Signature: [Signature] Date: 7/28/2020

OFFICE USE ONLY BELOW:

PAYMENT INFORMATION:			
Fee Collected: <u>\$50</u>	Check #: <u>1491</u>	Cash: <input type="checkbox"/>	MO#: <input type="checkbox"/>
Received: <u>[Signature]</u> <u>7/29/20</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: _____



NOTES:

- 1) TAX MAP REFERENCE: TOWNSHIP OF MONROE, BLOCK 1807, LOT 32
- 2) CONTAINING: 16,920± SF.
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 4) SUBJECT TO SUCH EASEMENTS AND RESTRICTIONS THAT MAY BE REVEALED BY A TITLE REPORT.
- 5) PLAN DEPICTS CONDITIONS AS OF: 11/26/2018
- 6) REFERENCE MATERIALS:

DEED BK 3388 PG 331
DEED BK 3408 PG 224
DEED BK 3479 PG 64
DEED BK 3838 PG 200
DEED BK 5343 PG 229
DEED BK 5513 PG 95
DEED BK 5593 PG 109
DEED BK 5813 PG 220
DEED BK 5942 PG 72

MAP OF "WILLIAM TERRACE" FILED IN THE GLOUCESTER COUNTY CLERK'S OFFICE AS MAP NO. 516.

To:
JUAN CELA
FOUNDATION TITLE, LLC - EAST BRUNSWICK
FIDELITY NATIONAL TITLE INSURANCE COMPANY
LAW OFFICES OF PETER J. MORALES

TO ALL PERSONS AND PARTIES OF INTEREST:
I HEREBY DECLARE THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT AND THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

PLAN OF SURVEY
of
BLOCK 1807 LOT 32

LOCATED IN
TOWNSHIP OF MONROE
GLOUCESTER COUNTY, NEW JERSEY

REVISION/DATE

AVI LUZON
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE # 36745



AVI LUZON
PROFESSIONAL LAND SURVEYOR

83 KENSINGTON DRIVE
MT. HOLLY, NEW JERSEY 08060
(609) 281-4947

CREW: CD/CT
SCALE: 1"=30'

DRAWN: CC
DATE: 7/29/2020

CHECKED: AL
DWG. NO.: 20AL1935