

**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. 20-33

Applicant: Pedro Romero Owner: _____
Address: 18 Candlewood Rd. (If different than applicant)
Address: _____

Williamstown NJ 08094
Telephone No. [REDACTED] Telephone No. _____
Fax No. _____ E-Mail Address: Jennifer@LandiPools.com

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

Address: _____

Property Address: 18 candlewood Rd Williamstown NJ 08094

Plate: _____ Block: 13.0202 Lot: 2 Zoning Classification: R-2

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: Candlewood Crossings

Location: 18 candlewood Rd

Nearest Cross-Street: Main ST. Lot size: 13,068 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: Residential Present improvements upon land: SFD/Patio

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: 14' x 30' in-ground pool with 4' of concrete decking which will exceed percentage of lot coverage.

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 board should grant the approval of our request for our in-ground pool due to the size limitation of our yard.

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 swear to 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 17th day of August 2020

Aileen S. Chiselino
(Notary Public)

[Signature]
(Signature of Applicant)

BOARD USE ONLY Date application received: 8/17/20 Deemed Complete: _____

Township of Monroe

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

Application No.
Insp/Record No.
Block/Lot

11170
1623
13.0202/2

Code Compliance Report

18 CANDLEWOOD RD

Respondent

Co-Respondent

POOLS & GAMES PLUS
2135 N DELSEA DRIVE
VINELAND, NJ 08360
(000)000-0000

Date 8/17/20

Abate/Resubmit by _____

Approval Date _____

Code/ItemCode DescriptionO.K.

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.

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: ✓

APPLICATION DETAILS

Date: 8/17/2020
 Name of Applicant: Romero
 Address of Applicant: 18 Candlewood Rd
 Block: 13.0002 Lot(S): 2
 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:	_____	_____	_____
SIDE YARD:	_____	_____	_____
REAR YARD:	_____	_____	_____
FRONT YARD:	_____	_____	_____
BULK:	_____	_____	_____
LOT AREA:	_____	_____	_____
LOT WIDTH:	_____	_____	_____
LOT COVERAGE:	<u>30%</u>	<u>32.6%</u>	<u>Bulk</u>
ENCROACHMENT INTO BUFFER	_____	_____	_____

WAIVERS:

SIDEWALK WAIVER _____
 SITE PLAN WAIVER _____

SITE PLAN:

MINOR SITE PLAN _____
 MAJOR SITE PLAN _____

SUBDIVISION

MINOR SUBDIVISION _____
 MAJOR SUBDIVISION _____

COMMENTS: _____

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

OFFICE USE ONLY

ZONE

APP #

8/17/20

R2

1170

TOWNSHIP OF MONROE
Zoning Department
125 Virginia Avenue
Williamstown, NJ 08094

www.monroenj.org
(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>18 Candlewood Rd</u>	Block: <u>13.0202</u> Lot: <u>2</u> Qualifier:
Property & Owner Information	
Owner Name: <u>Pedro + Kathleen Romero</u>	Tenant/Contractor Information (if Applicable)
Owner Mailing Address: <u>18 Candlewood Rd</u>	Contractor Name: <u>Pools + Games Plus</u>
<u>Williamstown NJ 08094</u>	Contractor Address: <u>2135 N. Deluca Dr.</u>
Owner Phone #: _____	<u>Vineland NJ 08360</u>
The property has (Circle One/Answer all): <u>(Sewer)</u> or Septic	Contractor Phone #: <u>856-794-2222</u>
Pinelands: Yes or <u>No</u>	Business Tenant Name: _____
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 <u>No</u> 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 Construction@Landpools.com

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.

Install 14x30 vinyl liner in ground pool

Concrete - 416 sq ft.

fence - 54" (larkston 13 sides not near line)

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: Pedro Romero Signature: [Signature] Date: 7-31-20

OFFICE USE ONLY BELOW:

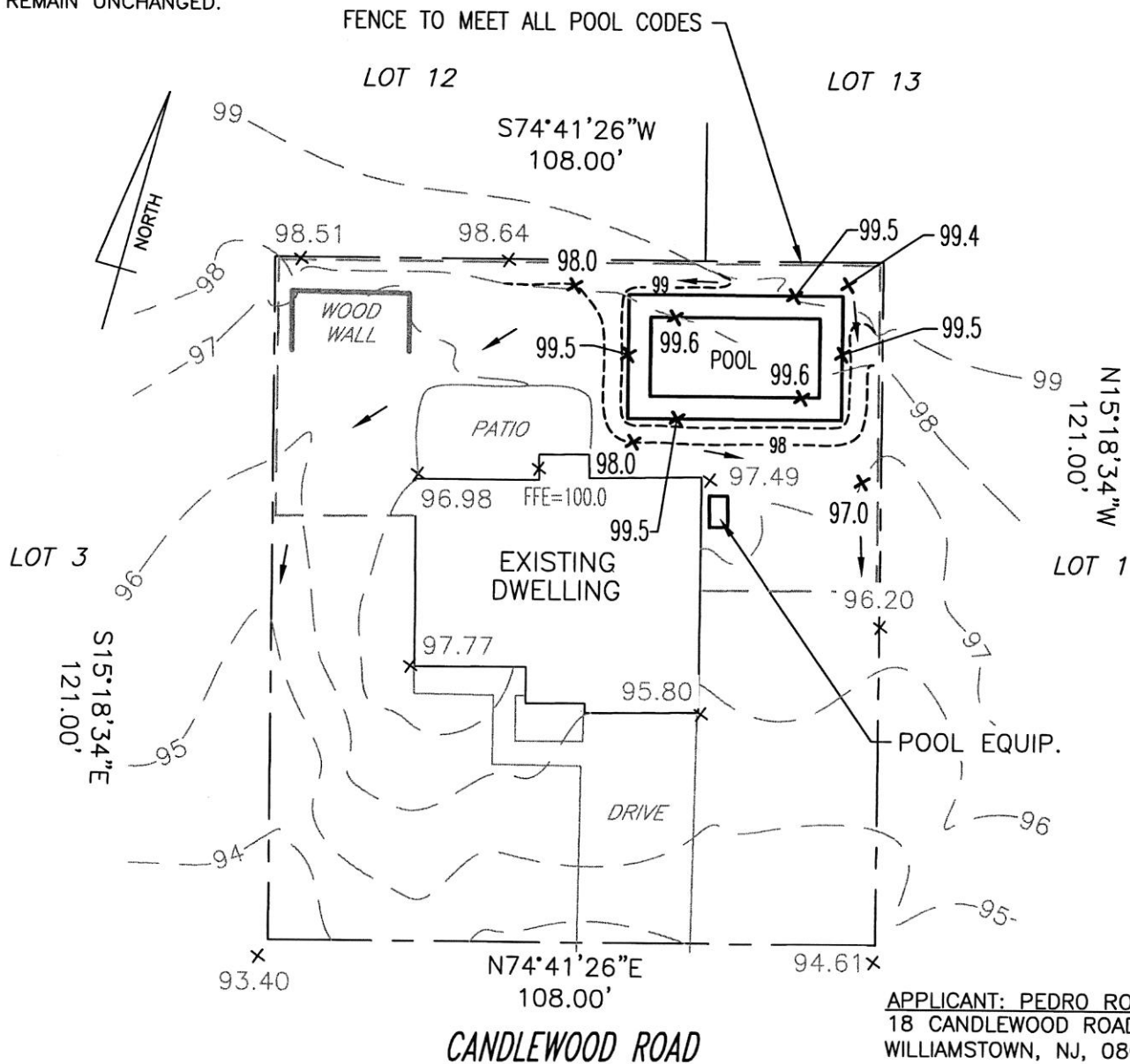
PAYMENT INFORMATION:	
Fee Collected: <u>8/17</u>	Check #: <u>917</u>
Cash: _____	MO#: _____
Received: <u>8/17/2020</u>	
ENGINEERING & INSPECTION INFORMATION ONLY	
ENGINEERING REQUIRED	Rec'd Approval
GRADING WAIVER GRANTED	Rec'd Approval
Inspection Date Performed & Findings: _____	ENGINEERING NOT REQUIRED
Permit Closure Document and Date: _____	

APPROVED BY ZONING OFFICER: _____ Date: _____

ALL UNDERGROUND FACILITIES TO BE IDENTIFIED
AND LOCATED PRIOR TO CONSTRUCTION.

← = SLOPE 0.25" PER FOOT MIN.

GRADE AT BUILDING CORNERS
TO REMAIN UNCHANGED.



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

← = SLOPE 1.5% MIN.

NOTE:
SURVEY INFORMATION OBTAINED FROM
"PLAN OF SURVEY BLOCK 13.0202, LOT 2
MONROE TOWNSHIP, GLOUCESTER COUNTY, N.J."
AS PREPARED BY AVI LUZON ON 1/9/12.

EXISTING TOPOGRAPHY BY DAREN LEEPER, P.L.S. ON
7/24/20.

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

POOL GRADING PLAN

LOT 2, BLOCK 13.0202

MONROE TOWNSHIP

GLOUCESTER COUNTY, NEW JERSEY

DATE: 7/28/20

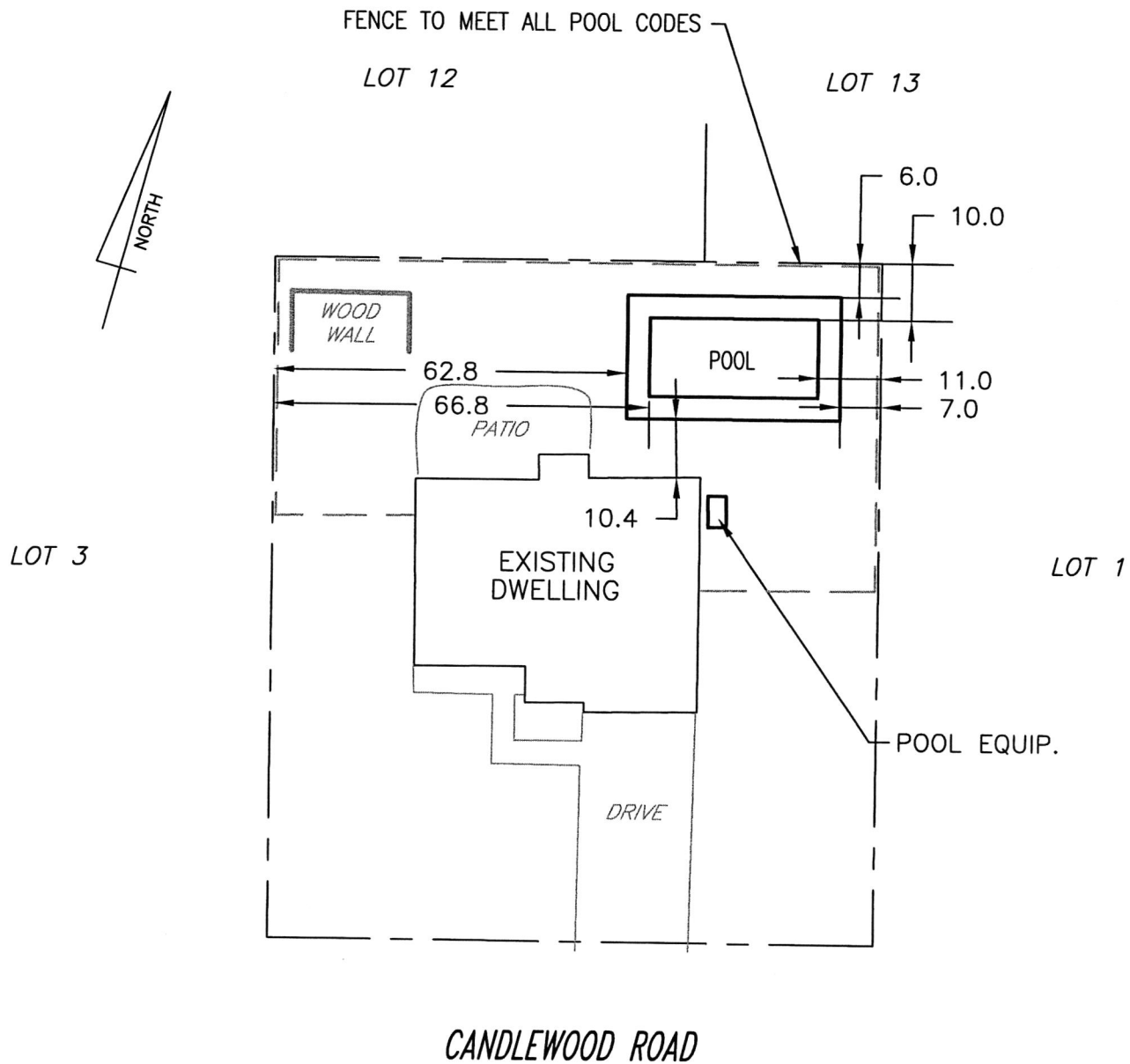
SCALE: 1"=30'

James E. Maccariella Jr.
N.J. PROFESSIONAL ENGINEER LICENSE NO. 39928

JAMES E. MACCARIELLA JR.

38 COUNTRY SQUIRE LANE
MARLTON, NJ 08053 609-560-1845

REV. 8/5/20



EXISTING LOT COVERAGE

BUILDING	1960 SF
DRIVE & WALK	1023 SF
PATIO	463 SF

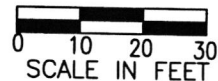
TOTAL	3446 SF
PERCENTAGE	26.4%

PROPOSED LOT COVERAGE

BUILDING	1960 SF
DRIVE & WALK	1023 SF
PATIO	463 SF
POOL & CONC.	836 SF

TOTAL	4282 SF
PERCENTAGE	32.8%

LOT SIZE	0.30 AC
	13068 SF



LOT 2, BLOCK 13.0202
MONROE TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
DATE: 7/28/20 SCALE: 1"=30'