

**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. 20-37

Applicant: Todd Greenwood Owner: _____

Address: 319 Marissa Ct (If different than applicant)
Address: _____

Williamstown NJ, 08094

Telephone No. _____ Telephone No. _____

Fax No. _____ E-Mail Address: _____

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

Address: _____

Property Address: 319 Marissa Ct Williamstown NJ, 08094

Plate: _____ Block: 27.0202 Lot: 11 Zoning Classification: RG-MR

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 Lot Coverage

2. Brief description of real estate affected: Development Name: Marissa Estates

Location: 319 Marissa Ct, Williamstown, NJ, 08094

Nearest Cross-Street: Winslow Rd Lot size: 12,375

Does Property Have Water/Sewer? ☒ Private _____ Public _____

If use variance is requested for accessory structure, what is the square footage of existing home? 1,850

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: Bulk Variance, the use of 37% of the property as oppose to the Allowed 30%. Project stays within the setback lines and is no where near any easements or other structures

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 no existing structures on the property. This is something we have been saving for 10 years for. Due to the shape of the pool the decking required for it causes it to exceed the limit by 7%.

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 14th day of September 20 20

[Signature]
(Notary Public)

[Signature]
(Signature of Applicant)

NINETEEN MORBACZEWSKI
NOTARY PUBLIC, STATE OF NEW JERSEY
BOARD OF COMMISSIONERS
MY COMMISSION EXPIRES
OCTOBER 05, 2024

Date application received: 9-14-2020 Deemed Complete: _____

Public hearing date: 10/6/2020 By: _____

9/18/20 - Correction

REFERRAL FORM TO THE LAND USE BOARDS

Planning Board: _____

Zoning Board: ✓

APPLICATION DETAILS

Date: 9/11/2020

Name of Applicant: Todd Greenwood

Address of Applicant: 319 marissa ct.

Block: 270000 Lot(S): 11

Zone: B6mk 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>37.62%</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: _____

Zoning Officer Signature

Date

CC: Applicant, Land Use Board Secretary, file

RECEIVED
ON

27 2020

MONROE TWP.
ZONING OFFICE

ZONING PERMIT APPLICATION

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

DATE APP COMPLETE

OFFICE USE ONLY

ZONE

APP #

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

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: 319 Marissa Ct

Block: 27.0202

Lot: 11

Qualifier:

Property & Owner Information

Owner Name: Todd Greenwood

Owner Mailing Address: 319 Marissa Ct

Williamstown, NJ 08094

Owner Phone #:

The property has (Circle One/Answer all):

Sewer or Septic

Pinelands: Yes or NoWetlands: Yes or NoHOA: Yes or NoEasement: Yes or NoVariance Approval: Yes or No If yes, Resolution #

Tenant/Contractor Information (if Applicable)

Contractor Name: Pools by VanBrill

Contractor Address: PO Box 410

Richwood, NJ 08074

Contractor Phone #: 936-218-8233

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 X NoEmail address where any questions, status change and approval or denial can be sent kreed@vanbrills.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.
Inground vinyl (18x33) pool with 54 inch pool code fence.

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: Todd Greenwood Signature: Todd Greenwood Date: 08/21/20

OFFICE USE ONLY BELOW:

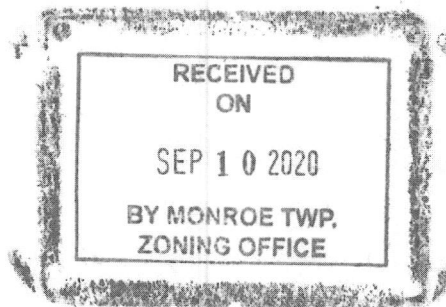
Fee Collected: <u>450</u>	Check #: <u>31671</u>	Cash: <u>MO#:</u>	Received: <u>8/21/20</u>
ENGINEERING & INSPECTION INFORMATION ONLY			
ENGINEERING REQUIRED	Rec'd Approval	Rec'd Final Compliance	
GRADING WAIVER GRANTED	Rec'd Approval	ENGINEERING NOT REQUIRED	
Inspection Date Performed & Findings:			
Permit Closure Document and Date:			

APPROVED BY ZONING OFFICER: _____ Date: _____

MTSPX20221

September 9, 2020

Tara Park, Zoning Officer
Township of Monroe
125 Virginia Ave, Suite 5A
Williamstown, NJ 08094



RE: **Pool Lot Grading Application**
319 Marissa Court
Lot 11, Block 27.0202
Applicant: Pools by VanBrill

Dear Tara,

We are in receipt of a Pool (Only) Lot Grading Application along with a Pool Grading Plan prepared by Vincent Milano, PE, JTS Engineers and Land Surveyors, Inc, dated 7/27/2020 for the above referenced property.

Upon review we find the proposed pool grading plan and application to be in general conformance to the requirements in Ordinance Code Chapter 175-117.1 and is therefore approved for pool grading.

Respectfully submitted,

Pennoni Associates, Inc

A handwritten signature in dark ink, appearing to read "J. Raday".

Joseph J. Raday, P.E., C.M.E.
Office of the Township Engineer

A handwritten signature in dark ink, appearing to read "Chris Kunder".

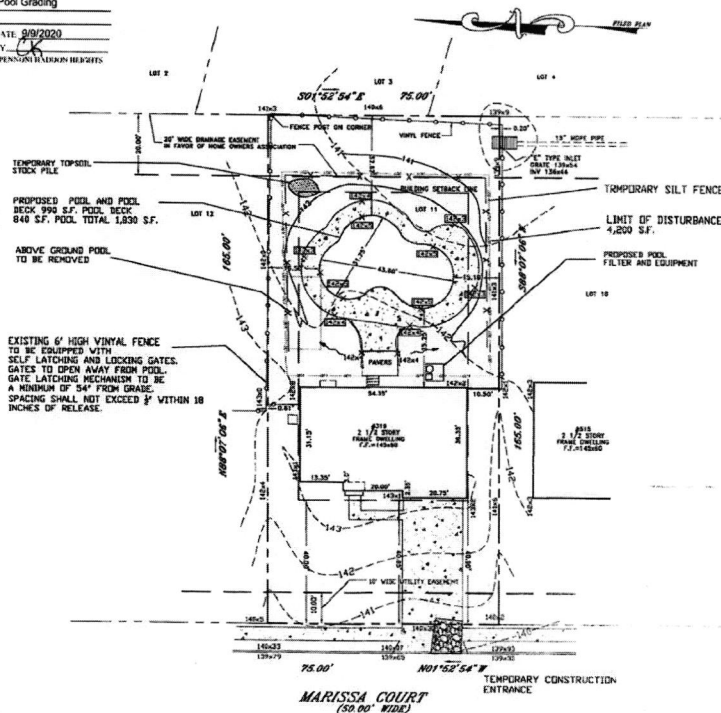
Christopher R. Kunder, EIT
Staff Engineer

Enclosure

Cc: Bryan Glaze, Construction Code Official, /encl;
Jennifer Wahl, via email only;
Judi DelConte, via email only;
Pools by VanBrill, via email only (Kreed@vanbrills.com)

U:\Accounts\MTSPX\MTSPX20221 - 319 Marissa B27.0202 L11 Pool\COMMUNICATION\SENT\319 Marissa Court Pool Grading Approval.docx

APPROVED
Pool Grading
DATE: 9/9/2020
BY: [Signature]
PENNSYLVANIA HEIGHTS



LEGEND

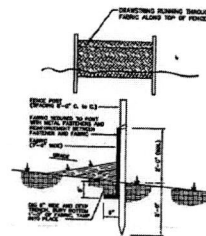
- RIGHT OF WAY
- CLERK
- UNDERGROUND PIPE
- UNDERGROUND GAS
- UNDERGROUND WATER
- UNDERGROUND TELEPHONE
- OVERHEAD WIRE
- CHAIN LINK FENCE
- WOOD FENCE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED DRAINAGE FLOW
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WATER METER
- SEWER VALVE
- GAS VALVE
- UTILITY POLES



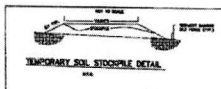
STABILIZED CONSTRUCTION ENTRANCE DETAIL

CONSTRUCTION NOTES:

- ALL DISTURBED LAND WITHIN OR ADJACENT TO THE WORK AREA SHALL BE STABILIZED TO THE RESULT OF THE CONTRACTOR'S OPERATION. STABILIZATION SHALL BE ACCORDING WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY. ALL GRADING AND SOIL STABILIZATION SHALL BE COMPLETE WITHIN 90 DAYS FROM THE ISSUANCE OF THE CONSTRUCTION AND SEDIMENT CONTROL PERMIT.
- STOCKPILING OF MATERIAL AND DEBRIS WITHIN THE WORK AREA SHALL BE LIMITED TO THE BOUNDARY SHALL BE SWIFTLY CLEANED OF EARTH AND DEBRIS AT ALL TIMES.
- SLOPES SHALL NOT EXCEED 3:1.
- ALL EXISTING EROSION IN POOR CONDITION OR DAMAGED DURING CONSTRUCTION TO BE REPLACED BY REVEGETATION WITHIN 90 DAYS OF COMPLETION.
- CONTRACTOR TO OBTAIN PERMITS FROM AND COMPLY WITH ALL LOCAL, COUNTY, STATE AND FEDERAL AGENCIES HAVING JURISDICTION OVER THIS SITE.
- BY SIGNING THIS GRADING PLAN FOR THE PURPOSE OF OBTAINING A PERMIT TO DISTURB EARTH FROM ANY AGENCY, THE OWNER ACCEPTS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR FOR COMPLIANCE WITH ALL REGULATORY REQUIREMENTS.
- CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION.
- CONSTRUCTION ACCESS ROUTE AND MATERIAL STOCKPILES SHALL BE CONTAINED WITHIN 5 FEET OF PROPERTY LINES.
- NO PROPOSED GRADING WITHIN 5 FEET OF PROPERTY LINES.
- BEFORE YOU BEGIN SHALL BE TO SCHEDULE A MARK OUT OF UNDERGROUND UTILITIES.
- THIS PLAN IS FOR POOL LOCATION AND GRADING, POOL DESIGN BY OTHERS.



SILT FENCE DETAIL



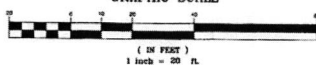
OWNER/APPLICANT
TODD & STACY GREENWOOD
519 MARISSA COURT
WILLIAMSTOWN NJ 08054

REV.	DATE	DESCRIPTION	INITIALS
1	7-27-2020	POOL GRADING PLAN	
2	8-12-2020	# 519 MARISSA COURT	
3	8-12-2020	LOT: 11 BLOCK: 27.0002 PLATE: 27.02	
4	8-12-2020	TOWNSHIP OF MONROE	
5	8-12-2020	COUNTY OF GLOUCESTER, NEW JERSEY	
6	8-12-2020	DATE: 7-27-2020 DRAWN BY: D.S. SHEET No. 1 OF 1	
7	8-12-2020	SCALE: 1" = 20' CHECKED BY: V.M. PROJECT No. 20-2903	
8	8-12-2020	JTS ENGINEERS AND LAND SURVEYORS, INC.	
9	8-12-2020	AUTHORIZATION CODE: 24642618700 EXP. 08/31/2020	
10	8-12-2020	19 STRATFORD AVENUE, STRATFORD, N.J. 08084	
11	8-12-2020	(856) 783-0055	

NOTES:

- BEING SHOWN AS LOT 11, BLOCK 27.0002, AS SHOWN ON FINAL PLAN OF LOT 11, MARISSA COURT, PREPARED BY CONTRACTOR JTS.
- ALSO SHOWN AS LOT 11, BLOCK 27.0002, PLATE 27.02 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE.
- CONTAINING 12,339 S.F.
- VERTICAL DATUM TAKEN FROM A SURVEY BY CONSULTING ENGINEERS DATED 11-04-2009.
- THIS PLAN WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT.
- PROPERTY IS LOCATED IN A RESIDENTIAL ZONING DISTRICT.
- NO WETLANDS OR WETLANDS BUFFER ENCOUNTERED ON LOT.
- THE EXISTING SHOWN LOCATION OF UNDERGROUND UTILITIES SHOWN ARE LIMITED TO DISCREPANCY EVIDENCE ONLY.
- NO PROPOSED GRADING WITHIN 5 FEET OF PROPERTY LINES.
- THINK IS A BRIDGE STRUCTURE ON PROPERTY IN STORM SEWER EASEMENT.
- EXISTING BUILDING COVERAGE OR EXISTING LOT COVERAGE: 2,800 S.F. OR THEREABOUTS.
- PROPOSED LOT COVERAGE: 2,800 S.F. OR THEREABOUTS. EXISTING LOT COVERAGE: 2,800 S.F. OR THEREABOUTS.
- ADDITIONAL INFORMATION TAKEN FROM A SURVEY BY CONSULTING ENGINEERS DATED 11-04-2009.

GRAPHIC SCALE



VINCENT MILANO
PROFESSIONAL ENGINEER
N.J. LIC. 24642618700
DATE: 8-12-2020

PHILIP J. SCHAEFFER
PROFESSIONAL LAND SURVEYOR
N.J. LIC. 34498
DATE: 8-12-2020