

**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. 20-31

Applicant: Danielle Griffith (Executor)  
Gina Joie (Executor) Owner: Estate of John T. Bombara  
(If different than applicant)

Address: 1820 N. Black Horse Pike Address: \_\_\_\_\_  
Williamstown, NJ 08094

Telephone No. 856-629-6237 Telephone No. \_\_\_\_\_

Fax No. \_\_\_\_\_ E-Mail Address: Jhscapworld1820@gmail.com

Attorney: Leonard T. Schwartz, Esq. E-Mail Address: LenS@ssnjlaw.com  
Telephone No. 856-629-3037

Address: 1350 N. Black Horse Pike, Williamstown, NJ 08094

Property Address: 1820 N. Black Horse Pike, Williamstown, NJ 08094

Plate: \_\_\_\_\_ Block: 501 Lot: 37 Zoning Classification: C

1. Application concerns: (Check what is applicable)

Use X Lot Area \_\_\_\_\_ Rear/Side/Front \_\_\_\_\_ Existing Building \_\_\_\_\_  
Yards X Height \_\_\_\_\_ Addition \_\_\_\_\_

Proposed building \_\_\_\_\_ Minor/Major Site Plan \_\_\_\_\_ Minor/Major Subdivision \_\_\_\_\_

Alleged Error of Township Official \_\_\_\_\_ Other Site Plan Waiver

2. Brief description of real estate affected: Development Name: \_\_\_\_\_

Location: 1820 N. Black Horse Pike

Nearest Cross-Street: \_\_\_\_\_ Lot size: \_\_\_\_\_

Does Property Have Water/Sewer? X 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: X 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: Use Variance for storage of new vehicles;  
Variance from §175-163 including Site Plan Waiver, storage on rear  
of lot of new motor vehicles; Variance from conditions of use

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:

This is a continuation of an existing use since at least 2002.

Prior Zoning officers saw cars stored on site but never said that  
there was a violation. Owner uses front of lot for its business.

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 3rd day of Aug 2020

Valerie R. Saja  
(Notary Public)

[Signature]  
(Signature of Applicant)

BOARD USE ONLY Date application received: 8-12-20 Deemed Complete: \_\_\_\_\_

[04/02/19]

Public hearing date: \_\_\_\_\_ By: [Signature]



**E. Requirements for conditional use: vehicle storage yards.**

[Added 6-20-1988 by Ord. No. O-15-88]


- (1) There shall be a minimum of 2,500 square feet per vehicle.
- (2) An opaque fence of a minimum height of eight feet shall enclose entirely the storage area.
- (3) When abutting a residence zone, said fence shall be set back 25 feet from the property line. This twenty-five-foot strip shall be suitably landscaped as a visual buffer.
- (4) No maintenance or servicing shall be permitted, other than normal fueling, lubrication or cleaning.
- (5) Site plan approval shall be required under appropriate provisions of this chapter.





# JBS Capworld LLC


The rear of the property is large enough to accomodate the parking of new cars from local car dealerships. No customers

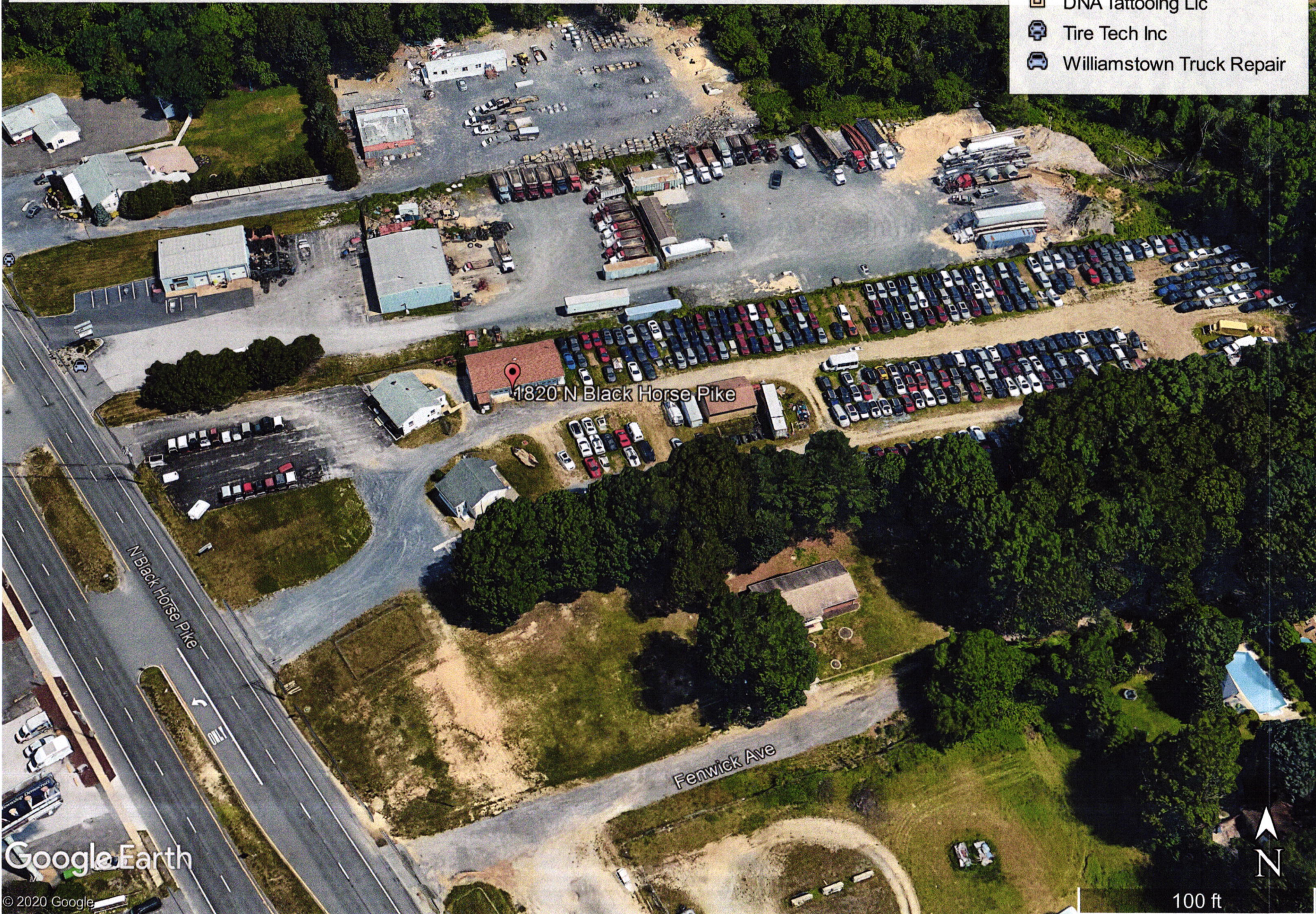
Legend

 1820 N Black Horse Pike

 DNA Tattooing Llc

 Tire Tech Inc

 Williamstown Truck Repair





















Zone App # 10761

REFERRAL FORM TO THE LAND USE BOARDS

Planning Board: \_\_\_\_\_

Zoning Board: ✓

APPLICATION DETAILS

Date: 4/27/2020

Name of Applicant: Danielle Griffith's Gine Joep

Address of Applicant: 1820 N. BHP

Block: 501 Lot(S): 37

Zone: \_\_\_\_\_ Pinelands: \_\_\_\_\_

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:	Retail Sales	added storage yard	Use Variance
SIDE YARD:	_____	_____	_____
REAR YARD:	_____	_____	_____
FRONT YARD:	_____	_____	_____
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:

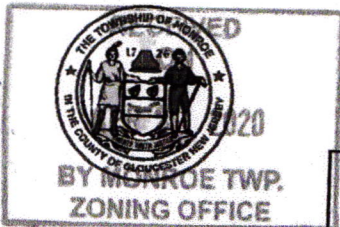
[Signature]

Zoning Officer Signature

4/27/2020  
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	4/21/20	OFFICE USE ONLY: ZONE	C	APP #	10761
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TOWNSHIP OF MONROE  
Zoning Department  
125 Virginia Avenue  
Williamstown, NJ 08094  
[www.monroetownshipnj.org](http://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)

<b>Work Site Information:</b>	
Work Site Address: 1820 N. Black Horse Pike	Block: 501 Lot: 37 Qualifier:
<b>Property &amp; Owner Information</b>	
Owner Name: Danielle Griffith / Gina Joie	<b>Tenant/Contractor Information (if Applicable)</b>
Owner Mailing Address: 1820 N. Black Horse Pike	Contractor Name: Turnersville Dodge
Williamstown, NJ 08094	Contractor Address:
Owner Phone #: 856-629-6237	Contractor Phone #:
<b>The property has (Circle One/Answer all):</b>	Business Tenant Name: Turnersville Dodge
Pinelands: Yes or <u>No</u>	Wetlands: Yes or <u>No</u>
HOA: Yes or <u>No</u>	Easement: Yes or <u>No</u>
Variance Approval: Yes or <u>No</u> If yes, Resolution #	Tenant Address Outside of Location: 3100 Route 42
	Turnersville, NJ 08081
	Tenant Phone #: 856-875-2600

\*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 X

Email address where any questions, status change and approval or denial can be sent JBSCapworld1820@gmail.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.

Overflow New Car Storage Lot

### 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.

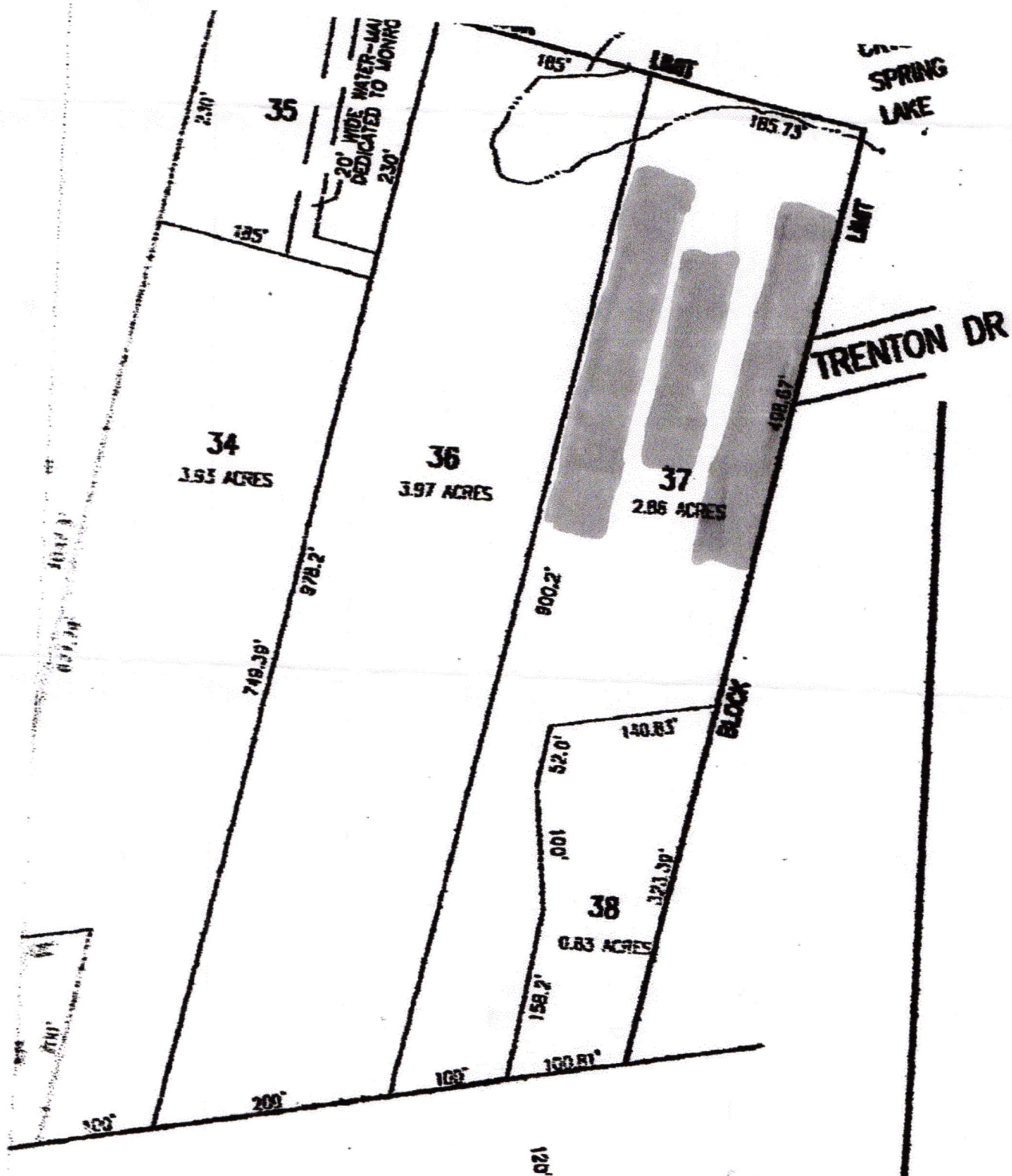
Property Owner ONLY - Print: Gina Joie Signature: Danielle Griffith Date: 4-17-20

### OFFICE USE ONLY BELOW:

Fee Collected: <u>\$100</u>	Check #: <u>15574</u>	<b>PAYMENT INFORMATION:</b>	
		Cash:	MO#: _____
		Received: <u>[Signature]</u>	<u>4/21/20</u>
<b>ENGINEERING &amp; INSPECTION INFORMATION ONLY</b>			
ENGINEERING REQUIRED	Rec'd Approval	Rec'd Final Compliance	
GRADING WAIVER GRANTED	Rec'd Approval	ENGINEERING NOT REQUIRED	
Inspection Date Performed & Findings: <u>Use Variance Required 4/21/2020</u>			
Permit Closure Document and Date: _____			

APPROVED BY ZONING OFFICER: \_\_\_\_\_ Date: \_\_\_\_\_









## COMMERCIAL APPLICATION BUSINESS QUESTIONNAIRE

TOWNSHIP OF MONROE  
Zoning Department  
125 Virginia Avenue  
Williamstown, NJ 08094  
[www.monroetownshipnj.org](http://www.monroetownshipnj.org)  
(856)728-9800 ext. 237, 222  
[zperm@monroetownshipnj.org](mailto:zperm@monroetownshipnj.org)

Please complete this form only in conjunction with an application for a new business application

Business Address: <u>1820 N. Black Horse Pike</u> Block: <u>501</u> Lot: <u>37</u> Qualifier:	
<b>Property &amp; Owner Information</b>	<b>Business Information</b>
Owner Name: <u>Danielle Griffith/Gina Jolie executors</u>	Name of Business: <u>Turnersville Dodge</u>
Owner Mailing Address: <u>1820 North Black Horse Pike</u>	Nature of Business: <u>New Car Sales</u>
<u>Williamstown, NJ 08094</u>	Business Tenant Name: <u>Turnersville Dodge</u>
Owner Phone #: <u>856-629-6237</u>	Tenant Address Outside of Location: <u>3100 Route 42</u>
Owner Email: <u>JBScap world 1820@gmail.com</u>	<u>Turnersville, NJ 08081</u>
Emergency Contact Name & Number:	Tenant Phone # Outside of Business: <u>856-875-2600</u>
PB Approval for Use: Yes or <input checked="" type="radio"/> No If yes, Resolution #	Tenant Email: <u>N/A</u>
ZBA Approval for Use: Yes or <input checked="" type="radio"/> No If yes, Resolution #	

Please complete the following information:

Sq. Ft of Business Area 4000 sq ft

Public Access YES or ☒ NO

Will vehicles be utilized/stored for your Business? ☒ YES or NO If Yes, How many vehicles be utilized/stored? 1-150?

Number of Parking Spots for Business Use 20-50

Total Number of Employees 2

Days and Hours of Operation:

Monday	<u>9-5</u>
Tuesday	<u>9-5</u>
Wednesday	<u>9-5</u>
Thursday	<u>9-5</u>
Friday	<u>9-5</u>
Saturday	<u>9-12 seasonal</u>
Sunday	<u>_____</u>

Please Include any additional information pertaining to your business here that may help in the review of your application below:

Over flow New Car Storage Lot

Business Owner ONLY - Print:

Danielle Griffith

Signature:

Gina Jolie

Date: 4-17-20



Application # WSP-07-20

GENERAL PAGE I

Monroe Township Planning Board/Board of Adjustment  
125 Virginia Avenue, Suite 5A  
Williamstown, NJ 08094  
(856) 728-9800 Ext. 270 or 271

ALL INFORMATION MUST BE COMPLETED BEFORE ACCEPTANCE BY EITHER BOARD. PLEASE USE THE ATTACHED CHECK LIST. FAILURE TO DO SO WILL CAUSE YOUR APPLICATION TO BE DELAYED.

I. GENERAL INFORMATION:

- A. Applicant's Name Danielle Griffith (Executor) and Gina Joie (Executor)  
Address 1820 N. Black Horse Pike City Williamstown  
State NJ Zip Code 08094 Phone 856-629-6237 Email Jbscapworld1820@gmail.com  
B. Owner's Name Estate of John T. Bombara  
Address 1820 N. Black Horse Pike City Williamstown  
State NJ Zip Code 08094 Phone \_\_\_\_\_ Fax \_\_\_\_\_  
C. Attorney Leonard T. Schwartz, Esquire  
Address 1350 N. Black Horse Pike City Williamstown  
State NJ Zip Code 08094 Phone 856-629-3037 Fax 856-629-1902  
D. Is Applicant a Partnership or Corporation X Yes \_\_\_\_\_ No \_\_\_\_\_  
E. If Applicant is a Partnership or Corporation, provide Partnership or Corporate Disclosure Statement.  
F. If Applicant is other than Owner, attach a copy of the Agreement of Sale or document conferring a legal or equitable interest upon the Applicant.  
G. The Applicant, as a condition of submission, agrees to pay, in escrow, all reasonable and necessary costs for professional review of the application and plans for inspection of required improvements and for other professional services required by this application.

Signatures:

Applicant Danielle N. Griffith Date 8/17/2020  
Gina M. Joie (EXECUTOR)

Owner ESTATE OF JOHN T. BOMBARA Date 8/17/2020

Date received by the Board \_\_\_\_\_



Application # WSP-07-20

DEVELOPMENT INFORMATION PAGE II

SITE PLAN WAIVER

II. DEVELOPMENT INFORMATION:

- A. Location: (1) Street 1820 N. Black Horse Pike  
(2) Plate \_\_\_\_\_ Block 501 Lot(s) 37
- B. Zone C
- C. Is this property in a Pineland's area? \_\_\_\_\_ Yes X No
- D. Does this property have water and sewer? X Private \_\_\_\_\_ Public
- E. Please attach a letter addressed to the Board which includes the following:
1. Explain what type of business you will be operating – Describe the use
  2. The days of operation
  3. The hours of operation
  4. How many employees – Full-time and/or Part-time
  5. Parking information – Survey or drawing of parking spaces allowed for business
  6. Information on signage – Dimension of sign
  7. Add any other information that you feel will be helpful in the determination of obtaining a site plan waiver.

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NOTE: PLEASE SEE ATTACHED CHECK LIST FOR SUBMISSION REQUIREMENTS



**SITE PLAN WAIVER DETAILS**

**II E.**

1. The applicant uses the front of the property to sell truck caps. The rear of the property is vacant and has been used for many years to park new motor vehicles belonging to a local car dealer.
2. Vehicles are parked 24/7. The dealer only picks up vehicles during its usual business hours.
3. Hours of operation - 24/7
4. Number of employees: None. All employees for the parking belong to the tenant/auto dealer.
5. Parking: See photos and drawings supplied.
6. Information on signage: No additional signage for the parking area.
7. Please refer to other comments and photos supplied.





VIEW TO REAR OF SUBJECT SITE (TAKEN BY BL 7/28/99)

Auto Loaders  
rented for  
storage of cars



JOHN & JANE BOMBARA  
1820 N. BLACKHORSE PIKE  
WILLIAMSTOWN NJ. 08094

DEAR, WAYNE JASON MGR.

This letter is to inform the owner and manager of AUTO LENDERS LIQUIDATION CENTER INC. 1051 N. BLACK HORSE PIKE WILLIAMSTOWN NJ. 08094 that is renting the property at 1820 N. Black horse Pike NJ. 08094 at the cost of five hundred dollars a month.


The owner and manager of this property will not be responsible for any lost or damaged vehicles stored on this property.

The owner or manager of this property will not hold any insurance on this property for any vehicles stored on this property.

AUTO LENDERS LIQUIDATION CENTER INC. will be renting this property for the propose of storing of cars and trucks only for the dealership at 1051 N. Black horse Pike Williamstown NJ. 08094.

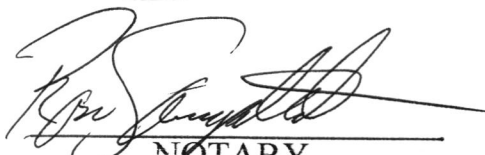
Any and all changes of said above property and lease must be cleared by the owner or manager of this property at 1820 N. Black Horse Pike NJ. 08094.

  
JOHN T. BOMBARA

  
JANE BOMBARA  
OWNERS OF 1820 N. BLACK HORSE PIKE  
WILLIAMSTOWN NJ. 08094

\_\_\_\_\_  
WAYNE JASON  
MANAGER OF 1051 N. BLACK HORSE PIKE  
WILLIAMSTOWN NJ. 08094



  
NOTARY  
RONALD SANGATALDO  
Notary Public of New Jersey  
My Commission Expires Aug. 2, 1998



# JBS Capworld LLC

The rear of the property is large enough to accomodate the parking of new cars from local car dealerships. No customers

## Legend

- 1820 N Black Horse Pike
- DNA Tattooing Llc
- Tire Tech Inc
- Williamstown Truck Repair

