

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. 20-32

Applicant: Sarvjeet Singh Owner: _____
(If different than applicant)

Address: 1780 Forest Drive Address: _____
Williamstown, NJ 08094

Telephone No. [REDACTED] Telephone No. _____

Fax No. _____ E-Mail Address: [REDACTED]

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

Address: 1350 North Black Horse Pike, Williamstown, NJ 08094

Property Address: 1521 S. Black Horse Pike, Williamstown, NJ 08094

Plate: _____ Block: 11205 Lot: 36 Zoning Classification: RG-C

1. Application concerns: (Check what is applicable)

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

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

Alleged Error of Township Official _____ Other Variance from §175-163.2 (see next page #5)

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

Location: S. Black Horse Pike

Nearest Cross-Street: Forest Drive Lot size: _____

Does Property Have Water/Sewer? Private Public water
septic

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

Is this in a Pinelands area? X if yes, Certificate of Filing No. _____
(Please attach a copy of Certificate of Filing if applicable)

Present use: Vacant used car Present improvements upon land: shed to be torn down
dot

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: _____

Your statement of alleged error of Township Official (Include name and title of Official) _____

5. State, in detail, what you want: Use Variance. Used Car Sales allowed.

Variations are from conditional use conditions: §175-163.2 B7 and B9 to not provide indoor display area for each type of vehicle (no indoor display to be provided) *see attached

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:

1. Sale of used cars does not need indoor display area.

2. Ten foot (10') setback from roadways with low growing landscaping allows for maximizing interior drive areas and parking

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:

None

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.

Lisa K Bryden
Notary Public
New Jersey
My Commission Expires 9/30/21

Sworn to and subscribed before me

This 24th day of July 2020

[Signature]
(Notary Public)

[Signature]

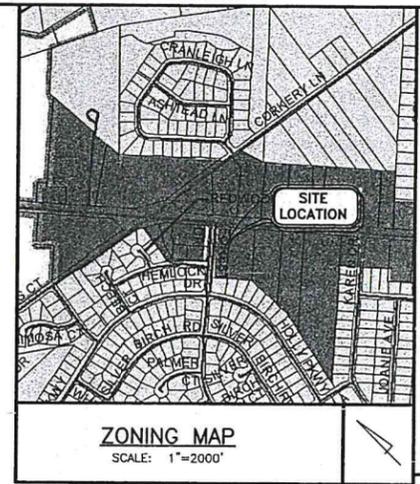
(Signature of Applicant)

BOARD USE ONLY Date application received: 8-12-2020 Deemed Complete: _____

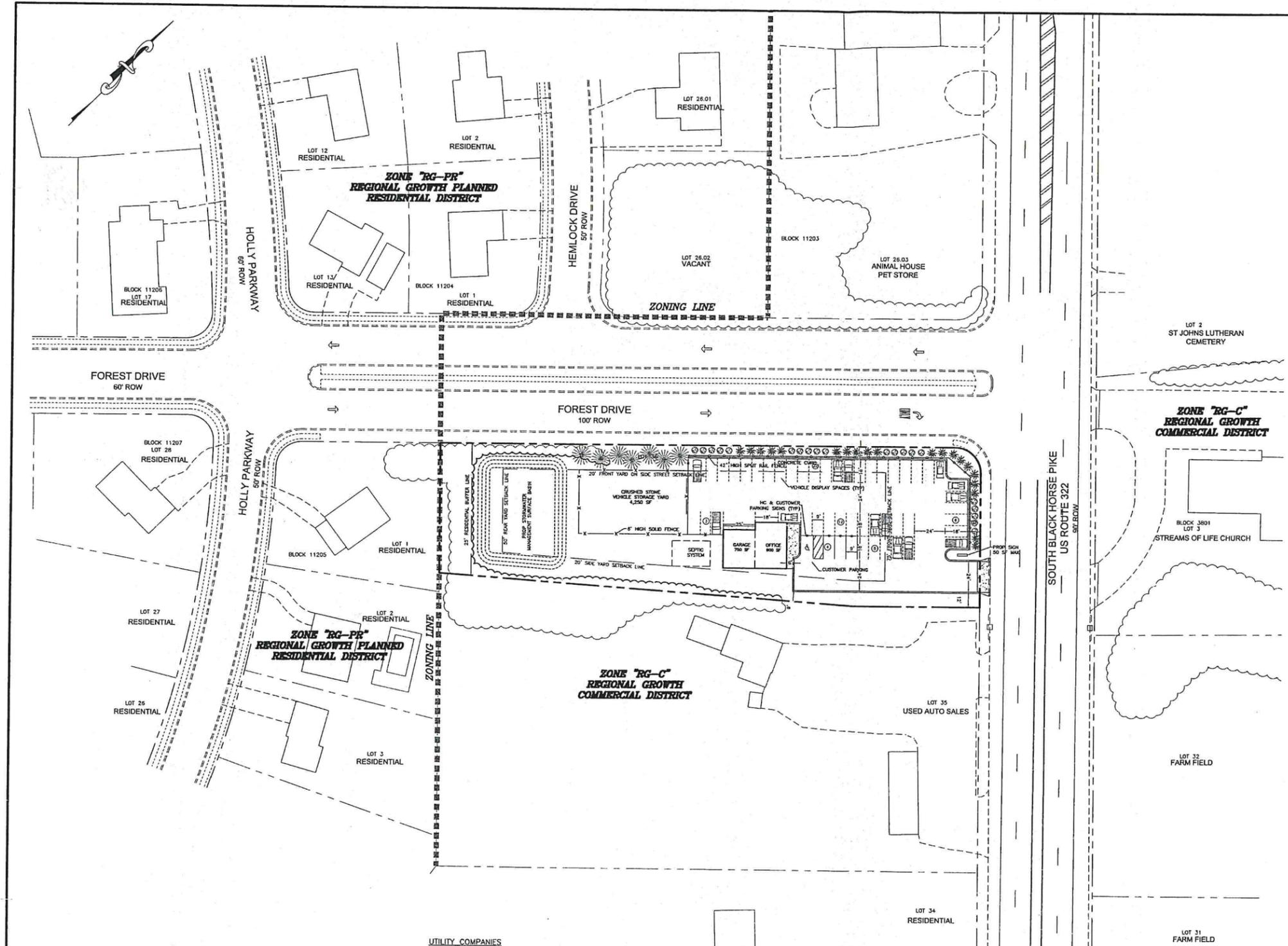
[04/02/19] Public hearing date: _____ By: [Signature]

5. § 175-163.2 B7 and B9 - to allow outdoor display to have a setback of 10 ft from the existing right of ways - Forest Drive and Black Horse Pike; when 20 ft is required along existing and proposed right of ways.

#20-32 8/12/20



JAY F. SIMS
PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 24604-721900



- SITE DATA**
- THE PROPERTY IN QUESTION IS KNOWN AS LOT 36 IN BLOCK 11205 AS SHOWN ON PLATE 112 OF THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF MONROE, GLOUCESTER COUNTY, NEW JERSEY.
 - OWNER/APPLICANT: BEST AUTO DEALS
SARGHEE SINGH
1780 FOREST DRIVE
WILLIAMSTOWN, NJ 08094
 - THE PROPERTY IN QUESTION IS ZONED: REGIONAL GROWTH COMMERCIAL DISTRICT (RG-C)
 - PROPERTY USAGE: EXISTING: VACANT USED CAR LOT
PROPOSED: USED CAR LOT (THIS IS A CONDITIONAL USE)
 - THERE ARE NO WETLANDS ON SITE PER NJDEP GIS WEB SITE
 - THIS SITE IS LOCATED IN ZONE "X" AREA OF MINIMAL FLOODING PER COMMUNITY PANEL 3401SC0236E, EFFECTIVE 1/20/2010
 - BULK REQUIREMENTS: BASED ON "COMMUNITY COMMERCIAL" REGULATIONS

DESCRIPTION	REQUIRED	PROVIDED
MIN LOT AREA	20,000 SF	49,449 SF
MIN LOT WIDTH	100 FT	124 FT
MIN LOT FRONTAGE	100 FT	124 FT
MIN FRONT YARD SETBACK	75 FT	>75 FT
MIN SIDE YARD SETBACK TO PL	20 FT	20 FT
MIN SIDE YARD CORNER LOT	20 FT	70 FT
MIN REAR YARD SETBACK	50 FT	>50 FT
MAX LOT COVERAGE	70 %	<70 %
MIN LANDSCAPE BUFFER TO RESIDENTIAL	25 FT	25 FT
MAX BLDG HEIGHT	35 FT	<35 FT
 - OFF STREET PARKING: AUTOMOTIVE SALES AND SERVICE
1 SPACE PER 400 SF OF GFA
REQUIRED: 1,650 SF/400 SF = 4.12 (4)
PROVIDED: 4 SPACES
 - SALES AREA SPACES: 48 SPACES
 - VARIANCE: VARIANCES WILL BE REQUIRED FROM SECTION 175-183.2
175-183.2.B7 TO NOT PROVIDE INDOOR DISPLAY AREA FOR EACH TYPE OF VEHICLE
175-183.2.B9 TO ALLOW OUTDOOR DISPLAY ARE TO HAVE A SETBACK OF 10 FT WHEN 20 FT IS REQUIRED ALONG EXISTING AND PROPOSED RIGHT OF WAYS.
- ADJACENT PROPERTY OWNERS LIST JULY ??, 2020**
BLOCK, LOT NAME/ADDRESS

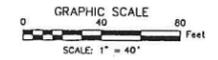
200 FT ADJACENT PROPERTY OWNERS LIST
AUGUST 7, 2020

BLOCK	LOT	NAME-ADDRESS	LOT	NAME-ADDRESS
3801	1	ST JOHN'S EVANG LUTH CHURCH 1002 S. MAIN STREET WILLIAMSTOWN, NJ 08094	11204	13 PETTIT, JOHN F III AND KATHLEEN J 101 HOLLY PARKWAY WILLIAMSTOWN, NJ 08094
3801	2	STREAMS OF LIFE FELLOWSHIP LLC 1512 S. BLACK HORSE PIKE WILLIAMSTOWN, NJ 08094	11205	1 MYERS, STEVEN 1600 HOLLY PARKWAY WILLIAMSTOWN, NJ 08094
3801	3	WBPA A LLC C/O BENDERSON DEV. CO. 570 DELAWARE AVE BUFFALO, NY 14202	11205	2 JENKINS, BRUCE F AND CHRISTINE J 1804 HOLLY PARKWAY WILLIAMSTOWN, NJ 08094
11203	26.02	NICTER, EDWARD AND ELIZABETH 18 SCHOOL HOUSE LANE TURNERSVILLE, NJ 08012	11205	3 RUSSO, ANDREA L AND DAVID F 1608 HOLLY PARKWAY WILLIAMSTOWN, NJ 08094
11203	26.03	FLOOD, JOHN 1356 CORKERY LANE WILLIAMSTOWN, NJ 08094	11205	4 PADULA, KAREN A 1812 HOLLY PARKWAY WILLIAMSTOWN, NJ 08094
11203	27	MONROE TOWNSHIP MUNICIPAL BLDG 125 VIRGINIA AVENUE WILLIAMSTOWN, NJ 08094	11205	35 MOQUEEN INVESTMENT LLC 2 EVERGREEN LANE HADDONFIELD, NJ 08033
11204	1	BLACK, THOMAS AND JANET 100 HEMLOCK DRIVE WILLIAMSTOWN, NJ 08094	11207	27 ABEL, JONATHAN L 1605 HOLLY PARKWAY WILLIAMSTOWN, NJ 08094
			11207	28 REGALBUTO, MICHELE AND MARIE A 1601 HOLLY PARKWAY WILLIAMSTOWN, NJ 08094

- UTILITY COMPANIES**
- ATLANTIC CITY ELECTRIC
 - ATLANTIC CITY ELECTRIC CO
 - JOSEPH B RIDING, MGR
5100 HARDING HWY
MAYS LANDING, NJ 08330
(800) 642-3780
 - PSE&G COMPANY
 - PSE&G COMPANY
 - MANAGER - CORPORATE PROPERTIES
80 PARK PLAZA, 108
NEWARK, NJ 07102
(800) 436-PSEG
 - SOUTH JERSEY GAS
 - SOUTH JERSEY GAS CO
 - CORPORATE HEADQUARTERS
1 SOUTH JERSEY PLAZA
FOLSON, NJ 08037
(866) 768-0900
 - SEWER & WATER DEPT
 - MONROE MUNICIPAL UTILITIES AUTHORITY
 - 372 MAIN STREET SOUTH
WILLIAMSTOWN, NJ 08094
(856) 629-1444
 - CABLE
 - COMCAST CABLE CO
 - CONSTRUCTION DEPT.
301 SOUTH MAIN ROAD
VINELAND, NJ 08360
(800) COMCAST
- TELEPHONE**
- VERIZON NEW JERSEY
 - 9 GATES AVENUE
MONTCLAIR, NJ 07042
(800) VERIZON
 - HIGHWAY INSPECTOR
 - NJ DEPARTMENT OF TRANSPORTATION
 - ONE EXECUTIVE CAMPUS
ROUTE 70 WEST
CHERRY HILL, NJ 08002
(856) 486-8600
 - GLOUCESTER COUNTY
 - HIGHWAY DEPT
 - 1200 NORTH DELSEA DRIVE
CLAYTON, NJ 08312
(856) 307-8400
 - GLOUCESTER COUNTY PLANNING BOARD
 - 1200 NORTH DELSEA DRIVE
CLAYTON, NJ 08312
(856) 307-8650

USE VARIANCE PLAN

PREPARED BY
CONSULTING ENGINEER SERVICES
PROFESSIONAL ENGINEERS, PLANNERS
& LAND SURVEYORS
645 W. VIRGINIA AVENUE
WILLIAMSTOWN, NJ 08094
PHONE (609) 228-2200 FAX (609) 228-2344
NJ CERTIFICATE OF AUTHORIZATION No. 24027827500



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