

**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. 20-08

Applicant: James E Cole Owner: \_\_\_\_\_  
(If different than applicant)  
Address: 522 Virgin Island dr. Address: \_\_\_\_\_

Telephone No. \_\_\_\_\_ Telephone No. \_\_\_\_\_

Fax No. \_\_\_\_\_ E-Mail Address: \_\_\_\_\_

Attorney: \_\_\_\_\_ E-Mail Address: \_\_\_\_\_  
Telephone No. \_\_\_\_\_

Address: \_\_\_\_\_

Property Address: 522 Virgin Island Drive

Plate: \_\_\_\_\_ Block: 1004 Lot: 6 Zoning Classification: RA

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 \_\_\_\_\_

2. Brief description of real estate affected: Development Name: Honkey Cutsy

Location: Virgin Island Dr.

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

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? \_\_\_\_\_ 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: I need variance for the 19 inches that I added  
on to an existing deck it is still 2 feet away from the  
retaining wall

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:

There is nothing but woods behind me for at least  
1000 yards. I don't believe that they're allowed to  
build there. I would sure appreciate it thank you

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 12<sup>th</sup> day of MARCH 2020

NINETTE MORRACZEWSKI  
(Notary Public)

NOTARY PUBLIC, STATE OF NEW JERSEY

MY COMMISSION EXPIRES

OCTOBER 05, 2024

James E. Cole

(Signature of Applicant)

BOARD USE ONLY Date application received: 3-12-2020 Deemed Complete: \_\_\_\_\_

[04/02/19]

Public hearing date: 4/21/2020 By: \_\_\_\_\_

**REFERRAL FORM TO THE LAND USE BOARDS**

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

Zoning Board: X

**APPLICATION DETAILS**

Date: 2/28/2020

Name of Applicant: James & Elvira Cole

Address of Applicant: 500 Virgin Island Dr

Block: 1004 Lot(S): 6

Zone: RA 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:**

<b>VARIANCES:</b>	<b>REQUIREMENTS:</b>	<b>PROPOSED:</b>	<b>NEED:</b>
USE:	_____	_____	_____
SIDE YARD:	<u>5</u>	<u>7.5'</u>	_____
REAR YARD:	<u>10</u>	<u>2'8"</u>	<u>Bulk Variance.</u>
FRONT YARD:	_____	_____	_____
BULK:	_____	_____	_____
LOT AREA:	_____	_____	_____
LOT WIDTH:	_____	_____	_____
LOT COVERAGE:	_____	_____	_____
ENCROACHMENT INTO BUFFER	_____	_____	_____

**WAIVERS:**

SIDEWALK WAIVER \_\_\_\_\_

SITE PLAN WAIVER \_\_\_\_\_

**SITE PLAN:**

MINOR SITE PLAN \_\_\_\_\_

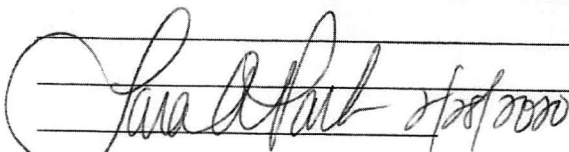
MAJOR SITE PLAN \_\_\_\_\_

**SUBDIVISION**

MINOR SUBDIVISION \_\_\_\_\_

MAJOR SUBDIVISION \_\_\_\_\_

COMMENTS: \_\_\_\_\_



Zoning Officer Signature

Date

CC: Applicant, Land Use Board Secretary, file



# Monroe

## ZONING PERMIT APPLICATION

856-728-9800 ext. 237

(Fax) 856-629-2143

Cash, Check, Money Order payable to *Monroe Township*  
Residential Fee \$20 Commercial Fee \$75  
Dumpster \$20 175-104H(2)OR Dumpster fee Waived by 175-104H(1)

### OFFICE USE ONLY

Zone K-2A

App# 9900

A Zoning Permit must be obtained prior to the construction, restoration, addition to, or alteration of any structure within the Township of Monroe, prior to the issuance of a building permit.

### PROPERTY/APPLICANT INFORMATION:

Block: 1004 Lot: 6 Address: 522 Virgin Island Dr.

Owner/Applicant: James + Elvira Cole

Owner Mailing Address: 522 Virgin Island Dr. Williamstown NJ 08094

Owner Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

Contractor Name: \_\_\_\_\_ Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Contractor Address: \_\_\_\_\_

Has a variance been granted for the proposed work? Yes \_\_\_\_\_ No \_\_\_\_\_ Resolution # N/A

Did you attach a copy of your Survey / Plot Plan as required? Yes X No \_\_\_\_\_  
A copy of the original survey completed by a Licensed NJ Land Surveyor of the entire property must be provided and must show all existing structures and all proposed structures, including setback distances, and all property lines and easements, must be submitted with this application.  
\*Fence placement should be shown using "X" marks along the proposed location on the survey.\*

Utilities: check appropriate items: City Sewer X City Water X Well \_\_\_\_\_ Septic \_\_\_\_\_

Do you have a Homeowners Association or other organization? Yes X No \_\_\_\_\_  
*If yes, please attach written permission or a Declaration of No Jurisdiction from the Association.*

Do any Easements exist on your property? Yes \_\_\_\_\_ No X If yes, what type \_\_\_\_\_  
*An Easement Agreement must be executed if the proposed fence is to be installed within an easement.*





Monroe

ZONING PERMIT APPLICATION (page 2 of 2)

Block: 1004 Lot: 6 Address: 522 Virgin Island Dr.  
Williamstown, NJ 08094

PROPOSED DESCRIPTION OF WORK/USE CHANGING: (Be sure to include dimensions of any new structure, and detailed use of space if converting, finishing or adding to existing structures)

Add on to  
Replaced & Extended Existing Deck  
New Deck - 11ft x 17.5 ft.  
Lower 80' x 30'

State whether any of the activities described above are conducted as a non-conforming use:

Certification in Lieu of Oath

I hereby certify that I am the agent (agent of) 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.

Print Owner Name: James Cole Signature: James E. Cole Date: 2/13/2020  
Office use only: Paid Amount: \$20 Check: ✓ Cash: ✓ MO ✓ Received by: 9/15 Date: 5/10/19

2/13/20 Revised Survey with Set back & property lines ✓

ENGINEERING APPROVAL REQUIRED \_\_\_\_\_ ENGINEERING APPROVAL NOT REQUIRED \_\_\_\_\_

ENGINEER APPROVAL WAIVED BY TOWNSHIP ENGINEER \_\_\_\_\_

Denied: \_\_\_\_\_  
Reason: \_\_\_\_\_

Approved: \_\_\_\_\_

ZONING OFFICER \_\_\_\_\_ Date \_\_\_\_\_ Oct 2019 Zoning App

522 Virgin Island dr.

House

(11½' x 11½')

New Deck

Add 27 in.

Deck

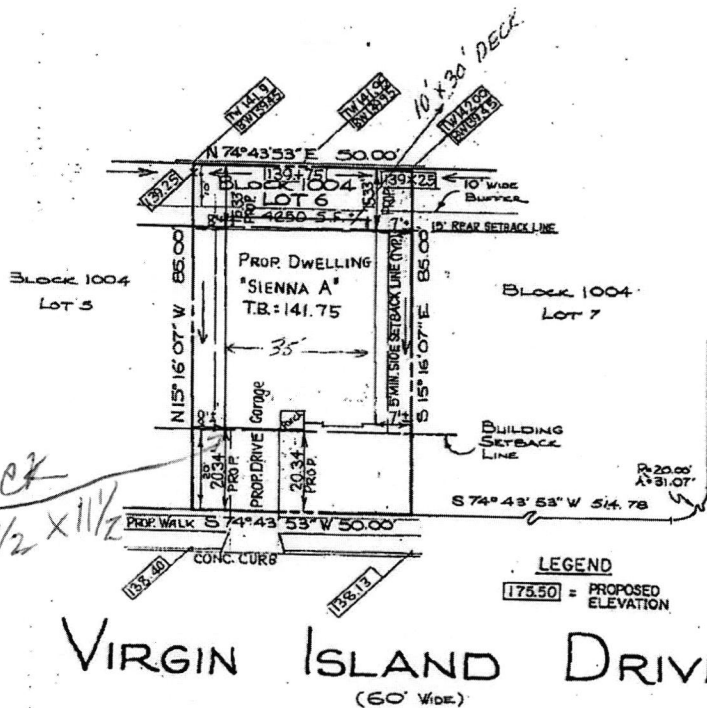
Sun Room

New Deck

20 ft  
20 ft

3  
3  
3

BLOCK 1006  
LOT 3



PANAMA COURT  
(50' WIDE)

THIS PLOT PLAN IS TO BE USED  
FOR BUILDING PERMIT ONLY,  
AND NOT FOR ANY OTHER PURPOSE.

REV. PROP DWELL. RT. TO LT. 9-11-96  
ISSUED AS A PLOT PLAN 7-19-96

TO \_\_\_\_\_

I hereby declare that this  
plan has been prepared under  
my immediate supervision.

*Robert C. Mattson*

Robert C. Mattson, P.L.S., P.P.  
New Jersey License #14459

DATE \_\_\_\_\_



PLOT PLAN  
SECTION 2 PHASE I  
BLOCK 1004 LOT 6  
HOLIDAY CITY AT MONROE

MONROE TOWNSHIP GLOUCESTER  
COUNTY, N.J.

SCALE: 1" = 30' DATE: \_\_\_\_\_

**CONSULTING  
ENGINEER SERVICES**

ENGINEERS, PLANNERS & LAND SURVEYORS  
COUNTY HOUSE ROAD P.O. Box 616  
Woodbury, N.J. 08096 Area Code 609 - 228-2200

964-7

HOMEOWNER James Cole  
ADDRESS 522 Virgin Island dr.  
STYLE OF HOUSE \_\_\_\_\_

DATE 5-8-19  
PHONE \_\_\_\_\_  
BLOCK \_\_\_\_\_ LOT \_\_\_\_\_

PLEASE SUPPLY PLOT PLAN WITH REQUEST

DESCRIPTION OF PROJECT

Deck larger by 27' and 34"

**NO SIGNS**

5-8-19  
Start Date

James E Cole  
Signature of Resident

CONTRACTOR'S SIGNS PROHIBITED

Holiday City @ Monroe Homeowners Assoc.  
☒ Approved ☐ Not Approved  
DATE: 5/8/19  
TRUSTEE: Brian White

Approval Stamps

Architectural Committee  
☒ - Approved  
☐ - Disapproved  
Reason \_\_\_\_\_

Date: 5-8-19  
Chairperson: Theresa V. [unclear]











