

**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. 20-19

Applicant: Anthony McGill Owner: \_\_\_\_\_  
(If different than applicant)

Address: 1953 Steeplechase Dr Address: \_\_\_\_\_  
Williamstown, NJ 08094

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

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

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

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

Property Address: 1953 Steeplechase Drive Williamstown NJ 08094

Plate: \_\_\_\_\_ Block: 150-0101 Lot: 19 Zoning Classification: R-2

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 Lot Coverage

2. Brief description of real estate affected: Development Name: The Ridings

Location: 1953 Steeplechase Dr.

Nearest Cross-Street: Paddock Lane Lot size: 12,751

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: \_\_\_\_\_ 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: N/A

4. If this is an appeal action of a Township Official: Date of Action: N/A

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

5. State, in detail, what you want: Concrete patio, Del Val has poured pool deck.

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 additional concrete around the pool would be generous and appreciate. We hope that the board grants us this variance.

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 24<sup>th</sup> day of September 2020

Therese M. Orbachewski  
(Notary Public)

[Signature]  
(Signature of Applicant)

BOARD USE ONLY  
NINETTE M. ORBACZEWSKI  
NOTARY PUBLIC, STATE OF NEW JERSEY  
MY COMMISSION EXPIRES  
[04/02/19] OCTOBER 05, 2021  
Date application received: 9-24-2020 Deemed Complete: \_\_\_\_\_

Public hearing date: 10/20/2020 By: \_\_\_\_\_

**REFERRAL FORM TO THE LAND USE BOARDS**

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

Zoning Board: X

**APPLICATION DETAILS**

Date: 9/23/2020  
 Name of Applicant: Anthony McGill  
 Address of Applicant: 1953 Steeplechase Dr.  
 Block: 150.0101 Lot(s): 19  
 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:**

<u>VARIANCES:</u>	<u>REQUIREMENTS:</u>	<u>PROPOSED:</u>	<u>NEED:</u>
USE:	_____	_____	_____
SIDE YARD:	_____	_____	_____
REAR YARD:	_____	_____	_____
FRONT YARD:	_____	_____	_____
BULK:	_____	_____	_____
LOT AREA:	_____	_____	_____
LOT WIDTH:	_____	_____	_____
LOT COVERAGE:	<u>30%</u>	<u>38.3%</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 \_\_\_\_\_

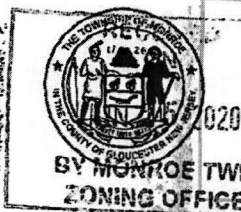
**COMMENTS:**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Zoning Officer Signature

9/23/2020  
 Date

CC: Applicant, Land Use Board Secretary, file



RECEIVED

## ZONING PERMIT APPLICATION

SEP 22 2020

Please be sure to read checklist before completing and submitting application

BY MONROE TWP.

ZONING OFFICE

DATE APP COMPLETE

OFFICE USE ONLY:

ZONE

APP #

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

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> Residence	
Work Site Address: 1953 Stephchere	Block: 150.0101 Lot: 19 Qualifier:
<b>Property &amp; Owner Information</b>	
Owner Name: Anthony McGill	<b>Tenant/Contractor Information (if Applicable)</b>
Owner Mailing Address: 1953 Stephchere Dr. Williamstown, NJ 08094	Contractor Name: DelVal Pools
Owner Phone #:	Contractor Address: 4431 Rte 42 Turnerville, NJ 08012
The property has (Circle One/Answer all): Sewer or Septic	Contractor Phone #: 856.629.2999
Pinelands: Yes or No	Business Tenant Name: Rich Petrello
Wetlands: Yes or No	Tenant Address Outside of Location:
HOA: Yes or No	Easement: Yes or No
Variance Approval: Yes or No 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: richdelvalpools.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 16x32 inground pool with 3ft walkway as shown in diagram

\* Size increase to 38.30% of concrete in total (4,882SF)

**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: Anthony McGill Signature: [Signature] Date: 6/22/2020

<b>OFFICE USE ONLY BELOW:</b>			
<b>PAYMENT INFORMATION:</b>			
Fee Collected: <u>475.25</u>	Check #: <u>1055</u>	Cash: <input checked="" type="checkbox"/>	MO#: <u>108</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: <u>full copy of survey, lot coverage</u>			
Permit Closure Document and Date:			

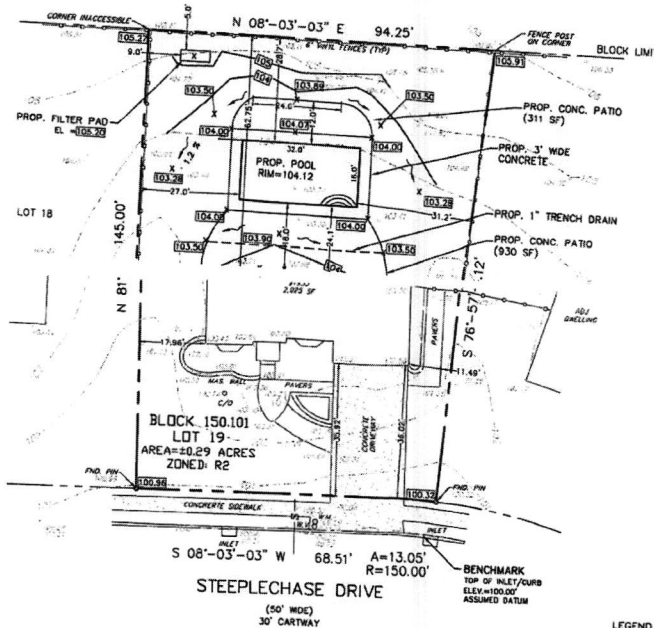
APPROVED BY ZONING OFFICER: \_\_\_\_\_ Date: \_\_\_\_\_



1. THE PURPOSE OF THIS PLAN IS TO OBTAIN GRADING PLAN APPROVAL TO CONSTRUCT AN INGROUND POOL.
2. THIS PLAN DOES NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONST. MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS PERTAINING THERETO.
3. CONTRACTOR IS TO VERIFY THE LOCATION OF ALL/ANY UNDERGROUND UTILITIES.
4. PRIOR TO CONDUCTING ANY WORK OR PERFORMING ANY MODIFICATIONS, THE DESIGN ENGINEER IS TO BE NOTIFIED IN WRITING OF ANY DISCREPANCIES AND/OR CHANGES REQUIRED TO THIS PLAN. GS ENGINEERING ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES TO THIS PLAN THAT ARE NOT FIRST APPROVED BY THE DESIGN ENGINEER.
5. OUTBOUND & TOPOGRAPHIC INFORMATION REFERENCES PLAN ENTITLED "TOPOGRAPHIC SURVEY FOR 1953 STEEPLECHASE DRIVE", DATED 5/06/20 AND PREPARED BY ENNO ASSOCIATES.
6. PER NJ DEP GEO-WEB SERVICES AND A SITE INSPECTION, NO WETLANDS ARE PRESENT ON THIS SITE.

#### IMPERVIOUS COVERAGE CALCULATION

LOT AREA = 12,751 SF  
 EX. IMP. = 2781.0 OR 21.8%  
 POOL = 512 SF  
 CONCRETE POOL DECK = 324 SF  
 FILTER PAD = 24 SF  
 CONC. PATIO = 1,307 SF  
 PROP. IMP. = 4,882.0 SF OR 38.3%



#### LEGEND

- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE DIRECTION

GREGORY J. SIMONDS, P.E.

NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. 4866

CONSTRUCTION CHECK

DATE

DATE	BY	REVISIONS
5/20/20	GS	1.00
5/20/20	GS	1.01
5/20/20	GS	1.02
5/20/20	GS	1.03
5/20/20	GS	1.04
5/20/20	GS	1.05
5/20/20	GS	1.06
5/20/20	GS	1.07
5/20/20	GS	1.08
5/20/20	GS	1.09
5/20/20	GS	1.10

GS ENGINEERING  
 P.O. BOX 124  
 SWEDESBORO, NJ 08085  
 PHONE: 856.217.6915  
 FAX: 856.241.1947  
 EMAIL: gjs@gsengr.com

GS

INDIVIDUAL LOT GRADING PLAN FOR:  
 THE MCGILL RESIDENCE  
 1953 STEEPLECHASE DRIVE  
 SHEET 150.01, BLOCK 150.01, LOT 19  
 TOWNSHIP OF MONROE, GLoucester COUNTY, NJ

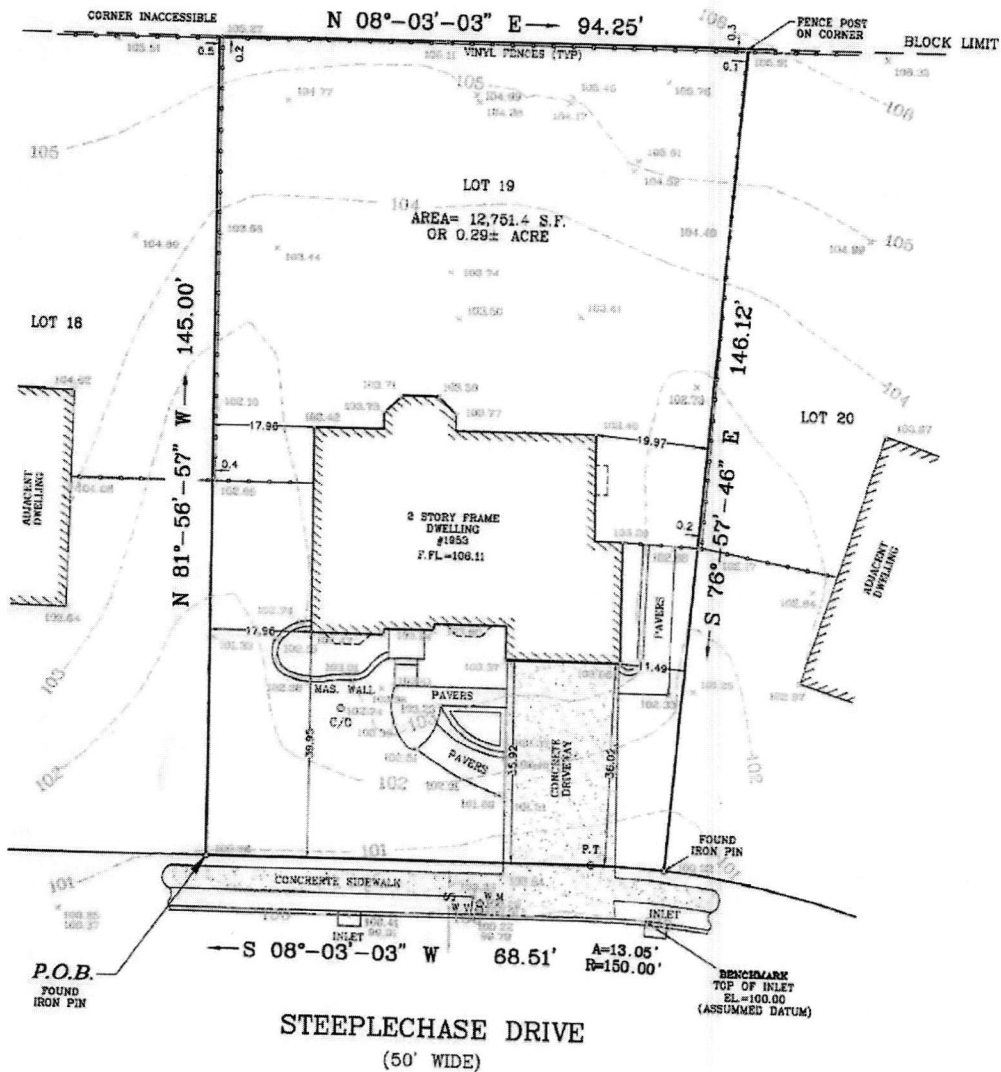
PLOT & GRADING PLAN

JOB NO: 018-048  
 DATE: 5/19/20  
 SCALE: 1"=20'  
 DRAWN BY: EPV

1 OF 1

APPLICANT/OWNER:

ANTHONY MCGILL, SR.  
 1953 STEEPLECHASE DRIVE  
 MONROE, NJ 08094



CERTIFIED TO:  
ANTHONY MCGILL, SR.

"IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENT IF ANY THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSURER OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN THEREON. THE RESPONSIBILITY LIMITED TO THE CURRENT MATTER AND INITIAL USE FOR WHICH IT IS BEING USED.

THIS IS TO CERTIFY THAT ON MAY 6, 2020  
I MADE A SURVEY OF THE LANDS AND PREMISES  
SHOWN HEREON, AND THAT THIS PLAT IS IN AC-  
CORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

**ERIK F. VALENTIN**  
LAND SURVEYOR

43481

N.J. LICENSE NO. 43394

NOTES:  
BEING KNOWN AS LOT 19 IN BLOCK 150.0101 ON PLAN  
OF LOTS SECTION 2 THE RIDINGS, FILED FEBRUARY 20,  
2004 AS MAP #3907. A.K.A. LOT 19 IN BLOCK 150.101  
ON THE TOWNSHIP OF MONROE TAX MAPS.

TOPOGRAPHIC SURVEY FOR:

1953 STEEPLCHASE DRIVE

SITUATED IN

TOWNSHIP OF MONROE

COUNTY OF GLOUCESTER, NEW JERSEY

DRAWN  
BY: F.D.G. DATE 5/6/20 SCALE 1"=20'

**EWING**  
ASSOCIATES

LAND SURVEYORS  
900B No. DELSEA DRIVE, P.O. BOX 145, CLAYTON, N.J. 08312  
PHONE: (856) 821-4931



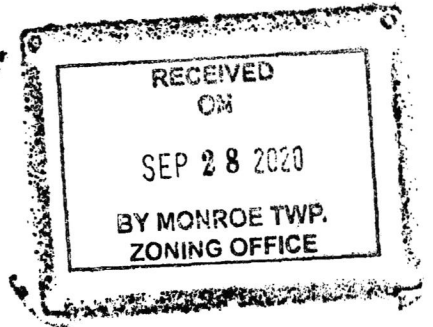
515 Grove Street  
Suite 1B  
Haddon Heights, NJ 08035  
T: 856-547-0505  
F: 856-547-9174

www.pennoni.com

MTSPX20177

September 28, 2020

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



RE: **Pool Lot Grading Application**  
**1953 Steeplechased Drive**  
**Lot 19, Block 150.0101**  
**Applicant: Anthony McGill/Del Val Pools**  
**Review #2**

Dear Tara,

We are in receipt of a Pool (Only) Lot Grading Application along with a Pool grading Plan prepared by Gregory Simonds, PE, GS Engineering, dated 5/19/20, last revised 9/21/20 for the above referenced property. A pool grading plan was previously approved on July 1, 2020. The applicant has revised the plan to indicate a concrete patio behind the pool. The previously approved drainage patterns are maintained.

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

Respectfully submitted,

Pennoni Associates, Inc

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

Christopher R. Kunder, EIT  
Staff Engineer

Enclosure

Cc: Bryan Glaze, Construction Code Official, w/encl;  
Jennifer Wahl, via email only;  
Judi DelConte, via email only;  
Anthony McGill (amack2009@icloud.com)  
Del Val Pools (rick@delvalpools.com)

U:\Accounts\MTSPX\MTSPX20177 - 1953 Steeplechase B150.0101 L19 Pool\COMMUNICATION\SENT\1953 Steeplechase Revised Pool Grading Approval.docx











