

**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. 20-38

Applicant: Peter & Barbara Broderick Owner: _____

(If different than applicant)

Address: 1067 Bonnie Blue Circle Address: _____

Williamstown, NJ. 08094

Telephone No. _____ Telephone No. _____

Fax No. None E-Mail Address: _____

Attorney: None E-Mail Address: _____
Telephone No. _____

Address: _____

Property Address: 1067 Bonnie Blue Circle Williamstown, NJ. 08094

Plate: 139 Block: 139.0101 Lot: 45 Zoning Classification: Residential

1. Application concerns: (Check what is applicable)

Use _____ Lot Area Rear Side/Front _____ Yards X Height _____ Addition _____ Existing Building _____ x Shed & Deck _____

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

Alleged Error of Township Official _____ Other _____

2. Brief description of real estate affected: Development Name: Twelve Oaks

Location: Monroe Township Gloucester County, NJ.

Nearest Cross-Street: Gabel Ct. Lot size: 98' X 138.12'

Does Property Have Water/Sewer? _____ Private X Public

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

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: Residential Present improvements upon land: Deck and Shed

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: We are requesting a Bulk Variance for an existing 8' x 12' Shed that was placed 2' from the rear property line as opposed to the zoning requirement of 5'. We are requesting a Bulk Variance for an existing deck that was placed 33' from the rear property line as opposed to the zoning requirement of 37.5'

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:

We purchase the property because we loved the privacy of our backyard having no other residence or business behind our property. Our backyard property line is shared with farm land. We paid an additional \$5,000.00 for this luxury. We did not realize the existing requirements of 5' and 37.5' minimum distances for the shed and deck from the rear property line. We personally think these distance requirements are a bit much with our back yard property situation being relatively small (51' from back of house to Property Line) and the large farm land as our backyard neighbor. Thank you for your consideration to our request.

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:

NO

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 7th day of October 2020

Ninette M. Orbaczewski
(Notary Public)

Barbara
(Signature of Applicant)

BOARD USE ONLY Date application received: 10-7-2020 Deemed Complete: _____

NINETTE M ORBACZEWSKI

NOTARY PUBLIC, STATE OF NEW JERSEY
10402191 MY COMMISSION EXPIRES

OCTOBER 05, 2024

Public hearing date: 10/26/2020 By: _____

REFERRAL FORM TO THE LAND USE BOARDS

Planning Board: _____

Zoning Board: 0

APPLICATION DETAILS

Date: 9/10/2020

Name of Applicant: Peter & Barbara Broderick

Address of Applicant: 1067 Bonnie Blue

Block: 139-0101 Lot(s): 45

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:

VARIANCES:	REQUIREMENTS:	PROPOSED:	NEED:
USE:	<u>Deck/Shed</u>	_____	_____
SIDE YARD:			
REAR YARD:	<u>Deck 37.5</u> <u>Shed 5</u>	<u>33'</u> <u>2'</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: Work Completed without Permits -

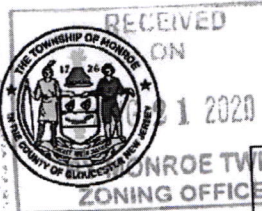
[Signature]

Zoning Officer Signature

9/10/2020

Date

CC: Applicant, Land Use Board Secretary, file



ZONING PERMIT APPLICATION

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

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

OFFICE USE ONLY:
DATE APP COMPLETE 8/21/20 ZONE R2 APP # 11190

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: 1067 Bonnie Blue Circle Block: 139.0101	Lot: 45 Qualifier:
Property & Owner Information	
Owner Name: Peter & Barbara Broderick	Tenant/Contractor Information (if Applicable)
Owner Mailing Address: 1067 Bonnie Blue Circle Williamstown, NJ 08094	Contractor Name:
Owner Phone #:	Contractor Address:
The property has (Circle One/Answer all): Sewer or Septic	Contractor Phone #:
Pinelands: Yes or No Wetlands: Yes or No	Business Tenant Name:
HOA: Yes or No Easement: Yes or No	Tenant Address Outside of Location:
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

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.

- Fence - 6ft high X 8ft Long - each section
- 28X16 deck with railings
- 8X12 shed

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.

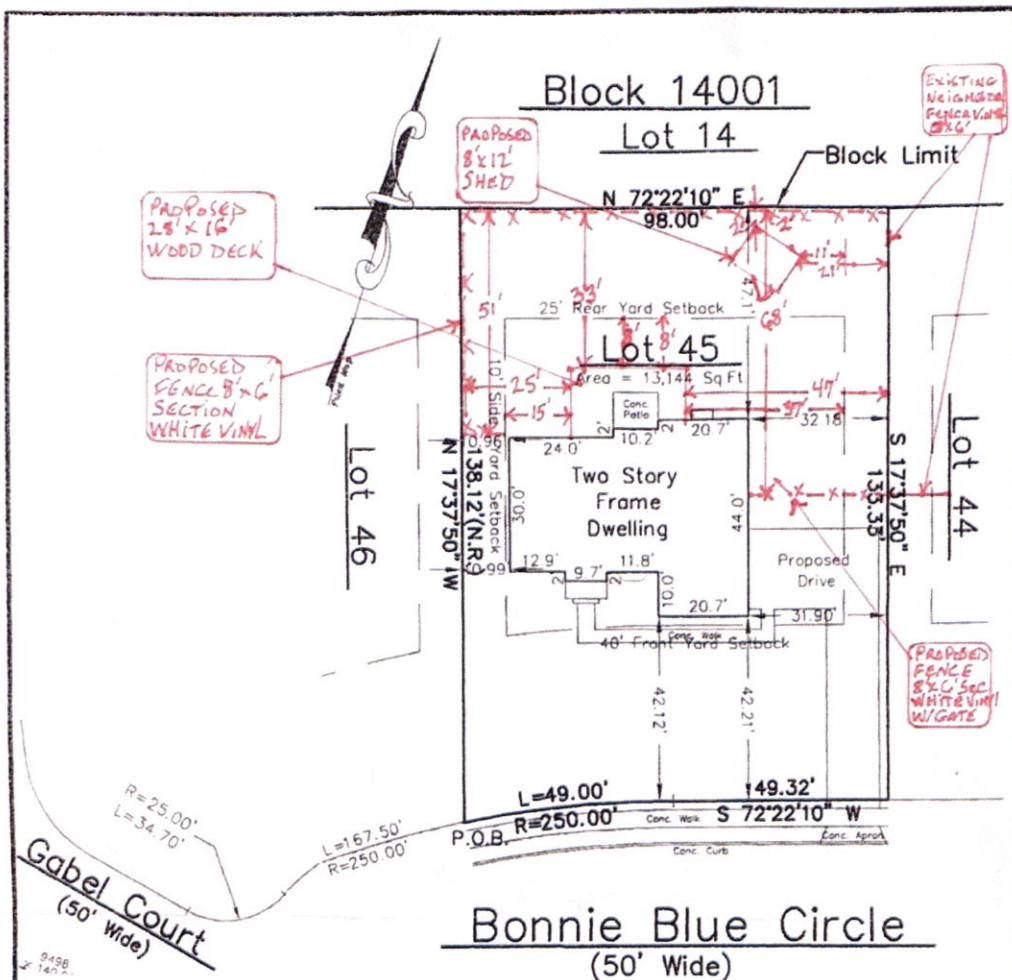
I also understand that the Zoning Permit will expire ONE YEAR from the date of issuance, unless extended by the date stated on the permit. All permits require closure, by either a UCC Certificate or notification by the Owner of the Property or Contractor.

Property Owner ONLY - Print: Peter Broderick Signature: Peter Broderick Date: 08-21-2020

OFFICE USE ONLY BELOW:

PAYMENT INFORMATION:		
Fee Collected: \$50	Check #: 1881	Cash: MO#: Received: 8/21/20
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: full copy of current survey required w/ setbacks		
Permit Closure Document and Date:		

APPROVED BY ZONING OFFICER: Date



NOTE: BUILDING TIES TO FOUNDATION

Revised 4/21/03 (Final Survey)
 Revised 3/12/03 (Fnd. Survey)

"A written 'Waiver and Direction Not to Set Corner Markers' has been obtained from the ultimate user pursuant to N.J.A.C. 13:40-51(d)"

DEED DESCRIPTION: BEING KNOWN AND DESIGNATED AS LOT 45, BLOCK 139.0101 AS SHOWN AND SET FORTH ON A CERTAIN MAP ENTITLED "AMENDED PLAN OF LOTS, PAPAONE HOMES OF N.J. INC., (BLOCK 13902, LOT 20 AND BLOCK 13903, LOT 1), TWELVE OAKS - SECTION 3, PLATE 139, BLOCK 13902, LOT 20 & BLOCK 13903, LOT 1", AS PREPARED BY SICKELS & ASSOCIATES, INC. ON 1/03/02 AND REVISED TO 9/04/02 AND FILED IN THE GLOUCESTER COUNTY CLERKS OFFICE ON 10/08/02, AS MAP NO. 3785.

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TO: PETER G. & BARBARA C. BRIDGEMAN PRINCIPAL RESIDENTIAL MORTGAGE, INC.
 ITS SUCCESSORS AND/OR ASSIGNS AND AMERICAN TITLE

IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY (IF NO FEE IS PAID THIS DECLARATION IS INVALID) I HEREBY DECLARE MY ACCURACY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF (EXCEPT SUCH ENCUMBRANCES 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 TO THE INSUROR OF TITLE TO THIS PROPERTY TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN HEREON OR TO THE MORTGAGE OF THE PROPERTY. THIS DECLARATION IS ISSUED SOLELY TO THE HEREIN NAMED FOR THE TRANSACTION ONLY AND IS LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY. ONLY A RAISED SEAL COPY OF THIS SURVEY WILL BE CONSIDERED VALID.

Ferdinand F. Dirosa
FERDINAND F. DIROSA, P.L.S. N.J. 20366

PLAN OF SURVEY
BLOCK 139.0101, LOT 45
SECTION 3
TWELVE OAKS

MONROE TOWNSHIP, GLOUCESTER COUNTY, N.J.

SICKELS & ASSOCIATES INC.

SHERWOOD MEWS
 833 KINGS HIGHWAY
 WOODBURY, NEW JERSEY 08096-3110

856-848-6800
 FAX 848-8520

DRW/CH: DS/S
 DATE: 11/14/02
 SCALE: 1" = 30'
 FILE: 4504 JOB No. 9545







