

**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. 20-39

Applicant: Danny Borrero Owner: \_\_\_\_\_  
(If different than applicant)

Address: 329 Chatham Dr. Address: \_\_\_\_\_  
Williamstown NJ

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

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

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

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

Property Address: 329 Chatham Dr. Williamstown NJ 08094

Plate: \_\_\_\_\_ Block: 129.0302 Lot: 3 Zoning Classification: R2

1. Application concerns: (Check what is applicable)

Use \_\_\_\_\_ Lot Area 3 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: Willow Woods

Location: 329 Chatham Dr. Williamstown NJ 08094

Nearest Cross-Street: Weston Lot size: 250 x 105

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. N/A  
(Please attach a copy of Certificate of Filing if applicable)

Present use: residential Present improvements upon land: SFD

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: Constructing Gazebo in rear yard which will require a rear yard variance.

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:

Best location for the Gazebo because privacy, maximize the yard for future plans possible a pool. Also the trees ground it. Play area for our children.

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 23<sup>RD</sup> day of Sept. 2020

Notary M. Charyski  
(Notary Public)

[Signature]

(Signature of Applicant)

BOARD USE ONLY Date application received: 9-23-2020 Deemed Complete: \_\_\_\_\_

NOTARY PUBLIC, STATE OF NEW JERSEY

104/02/19 MY COMMISSION EXPIRES Public hearing date: 10-20-2020 By: \_\_\_\_\_

OCTOBER 05, 2024

**REFERRAL FORM TO THE LAND USE BOARDS**

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

Zoning Board: X

**APPLICATION DETAILS**

Date: 9/9/2020

Name of Applicant: Danny Borrero

Address of Applicant: 3210 Chatham Dr.

Block: 1290302 Lot(S): 3

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:	_____	_____	_____
SIDE YARD:	_____	_____	_____
REAR YARD:	<u>37.5</u>	<u>9</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: \_\_\_\_\_

[Signature]  
Zoning Officer Signature

9/9/2023  
Date

CC: Applicant, Land Use Board Secretary, file





RECEIVED  
ON

02/2020

BY MONROE TWP  
ZONING OFFICE

## ZONING PERMIT APPLICATION

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

DATE APP COMPLETE 9/2/20 OFFICE USE ONLY ZONE R2 APP # 11221

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: <u>329 Chatham Dr</u> Block: <u>129.0302</u> Lot: <u>3</u> Qualifier:		
<b>Property &amp; Owner Information</b>		<b>Tenant/Contractor Information (if Applicable)</b>
Owner Name: <u>Danny Borrero</u>		Contractor Name:
Owner Mailing Address: <u>329 Chatham Dr</u>		Contractor Address:
<u>Williamstown NJ 08094</u>		
Owner Phone #:		Contractor Phone #:
The property has (Circle One/Answer all):		Business Tenant Name:
Pinelands: Yes or No	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 \_\_\_\_\_

**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.

I am requesting an approval for a gazebo. It is going to be 22X150 by 8 high. It has 8 sides.

### 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: Danny Borrero Signature: Danny Borrero Date: 9/2/2020

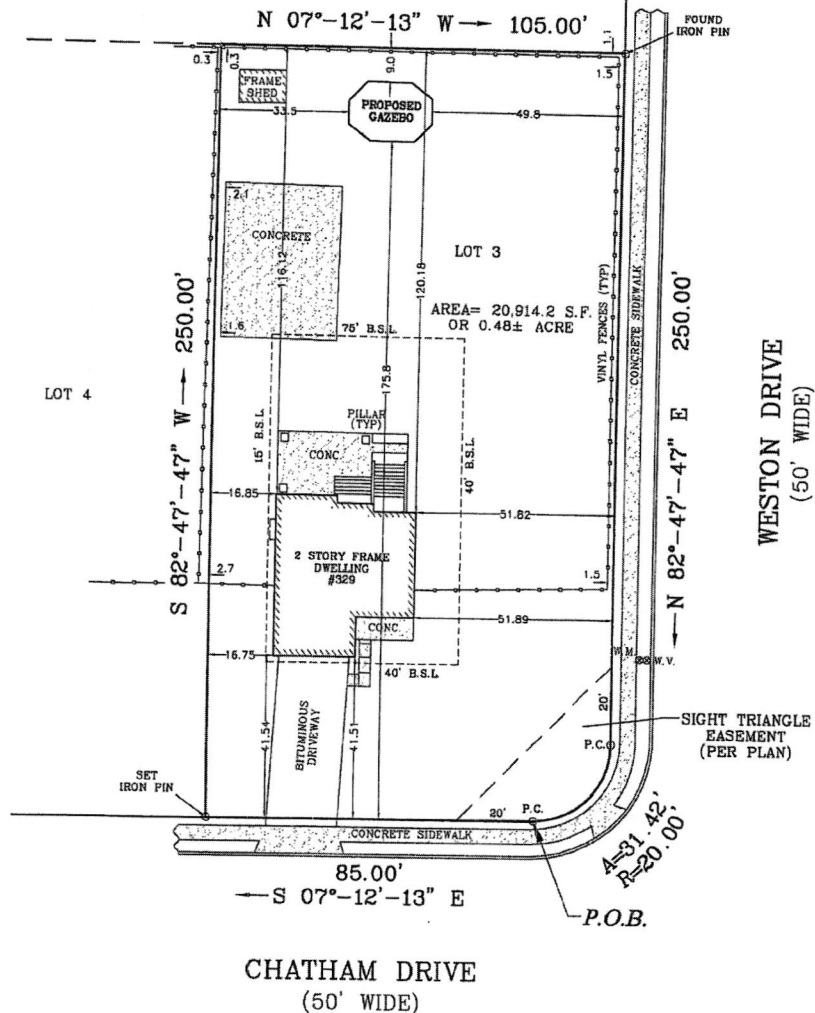
### OFFICE USE ONLY BELOW:

<b>PAYMENT INFORMATION:</b>			
Fee Collected: <u>50</u>	Check #:	Cash: <input checked="" type="checkbox"/>	MO#: _____
Received: <u>9/2/20</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:			
Permit Closure Document and Date:			

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



LOT 2



CERTIFIED TO:  
IRAIDA BORRERO

NOTES:  
BEING KNOWN AS LOT 3 IN BLOCK 129.0302 ON PLAN  
OF LOTS WILLOWOODS, SECTION 10, FILED OCTOBER 13,  
2006 AS MAP #4190. A.K.A. LOT 3 IN BLOCK 129.0302  
ON THE TOWNSHIP OF MONROE TAX MAPS.

ZONE: R-2  
BUILDING SETBACKS  
FRONT-40'  
SIDE-15'  
REAR-75'

"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 AUG. 27, 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.

**BRUCE A. EWING**  
LAND SURVEYOR

43819

N.J. LICENSE NO. 35835

SURVEY OF PREMISES

329 CHATHAM DRIVE

SITUATED IN

TOWNSHIP OF MONROE

COUNTY OF GLOUCESTER, NEW JERSEY

DRAWN BY: F.D.G. DATE: 8/27/20 SCALE: 1"=30'

**EWING**  
ASSOCIATES  
LAND SURVEYORS

900B No. DELSEA DRIVE, P.O. BOX 145, CLAYTON, N.J. 08312  
PHONE: (856) 881-4931

MTSPX20001

October 9, 2020

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

RE: **Lot Grading Waiver Application**  
**Applicant: Danny Borrero**  
**Lot 3, Block 129.0302**  
**329 Chatham Drive**  
**Review #2**

Dear Tara:

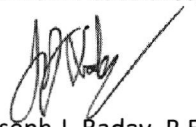
Our office has reviewed the above referenced Lot Grading Waiver Application and survey provided.


The applicant requests a grading waiver for a 30' x 40' concrete pad in the rear yard. The concrete pad is within 2' of the neighboring property line. The applicant provided a notarized letter from himself and the neighboring property owner certifying that the concrete pad has been installed for multiple years and that neither property has experienced any drainage issues.

We have no objection to the requested lot grading waiver for the concrete pad.

Respectfully submitted,

Pennoni Associates, Inc.

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

  
Christopher R. Kunder, EIT  
Staff Engineer

Cc: (via email only)

Bryan Glaze, Construction Code Official  
Jennifer Wahl  
Judith DelConte  
Danny Borrero, Applicant (iraidaborreoro@gmail.com)

U:\Accounts\MTSPX\MTSPX20001 - General Engineering\COMMUNICATION\SENT\Grading Waiver\Grading Waiver Approval 329 Chatham.docx











