

**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. 20-44

Applicant: Vearl J. Evans Sr. Owner: N/A
(If different than applicant)
Address: 1357 COLES MILL RD. Address: _____

WILLIAMSTOWN NJ

Telephone No. _____ Telephone No. _____

Fax No. _____ E-Mail Address: _____

Attorney: N/A E-Mail Address: _____
Telephone No. _____

Address: _____

Property Address: 1357 COLES MILL RD

Plate: _____ Block: 8001 Lot: 9 Zoning Classification: RD-RR

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 WAIVER OF COF (SEE IF USE IS APPROVED)

2. Brief description of real estate affected: Development Name: N/A

Location: 1357 COLES MILL ROAD

Nearest Cross-Street: Whitehall Road Lot size: 3 ACRES

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? Yes if yes, Certificate of Filing No. _____
(Please attach a copy of Certificate of Filing if applicable)

Present use: RESIDENCE 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 am requesting approval to Park my business trucks in the rear of my property. My business office is located in Blackwood NJ.

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:
I renovated the house and improved the property and will be the person living at the property. I take pride in it and will be respectful towards my neighbors with regard to noise & appearance of the property. There are several existing businesses along the same Road with similar use. Thanks for your consideration.

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 day of MARCH 2020

SUSAN REES
NOTARY PUBLIC
State of New Jersey
ID # 50089211
My Commission Expires 8/28/2023

(Notary Public)

(Signature of Applicant)

BOARD USE ONLY Date application received: 10-29-2020 Deemed Complete: _____

[04/02/19]

Public hearing date: 12-1-2020 By: [Signature]



TOWNSHIP OF MONROE

125 VIRGINIA AVENUE
WILLIAMSTOWN, NJ 08094
TEL (856) 728-9800 EXT 237
FAX (856) 629-2143
www.monroetownshipnj.org

RALPH MANFREDI
DIRECTOR

RICHARD DILUCIA
MAYOR

October 16, 2020

BOTTINO, J, DEIROCINI, P,& EVANS,V
1357 COLES MILL RD
WILLIAMSTOWN, NJ 08094

Re: 1357 COLES MILL RD
Block/Lot: 8001/9

Dear property owner:

On October 31, 2019 you were notified that you were operating without appropriate approvals. You contacted our office to get information about the process but no further application has been made since the reopening of the Municipal Building and continuation of Board Meetings since the beginning of the pandemic.

This Violation Notice is to inform you that you have continued to operate a business without the appropriate approvals, and increased your violations by additionally installing a fence at the property without permits..

Failure to apply for your use variance within 10 business days of receipt of this notification will result in the issuance of a summons and penalties in accordance with 175-164

Regards,

Tara Park

Tara Park
Zoning Officer

Sent Regular & Certified

Township of Monroe

125 Virginia Ave

Williamstown, NJ 08094

(856)728-9800 FAX (856)629-2143

Application No.

10549

Insp/Record No.

668

Block/Lot

8001/9**Code Compliance Report****1357 COLES MILL RD**

Respondent

Co-Respondent

BOTTINO, J., DEIROCINI, P., EVANS, V
1357 COLES MILL RD.
WILLIAMSTOWN, NJ 08094
(000)000-0000

*SFD / Vehicle Storage Yard*Date 1/23/20

Abate/Resubmit by _____

Approval Date _____

Code/Item

ZONING REQ

Code Description

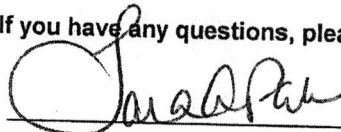
ZONING REQUIREMENTS NOT MET

O.K.

The Proposed Work at the Property does not meet the requirements for the Zone that the property is in.
Please see the attached Referral form for your application to the Zoning Board of Adjustment for the required
Variances.

You are the owner/responsible party of the subject property. You have by the abate by date above, to take the required corrective action. Complying within that time, you will avoid multiple complaints being filed with the Municipal Court of the Township of Monroe without further notice to you. If convicted, this may subject you to a fine and other penalties at the discretion of the Judge.

If you have any questions, please call , at (856)728-9800



Official(at time of notice)

1/23/2020

Date

Official (When all items are abated)

Date



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 RD-RR
App# 10549

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: 8001 Lot: 9 Address: 1357 Coles mill Rd

Owner/Applicant: Veal Evans

Owner Mailing Address: 1357 Coles mill Rd

Owner Phone #: 856 818 7314 Fax #: _____ Email: Veal1624@gmail.com

Contractor Name: D. S. E. R. M. H. E. Phone #: 856 818 7314 Email: ds@dsrme.com

Contractor Address: 1465 Glassboro Rd Willamstown NJ 08056

Has a variance been granted for the proposed work? Yes _____ No X Resolution # _____

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 _____ City Water _____ Well X Septic X

Do you have a Homeowners Association or other organization? Yes _____ No X
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: 8001 Lot: 9 Address: 1357 Coles Mill Rd

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)

We are requesting permission to park our company trucks in the rear of our property. We anticipate to park approx. 10 vehicles that range from basic pickup trucks to medium duty trucks. The rear property would get a privacy fence 15 ft tall gravel lot, double gate with lock.

- GSCRM - 6' wood fence w/ 2 sea-vans

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

Vehicles would leave the property at approx 8am and return at 4pm each day.

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: Veal Evans Sr Signature: [Signature] Date: 1/22/2020

Office use only: Paid Amount: \$75 Check: 20th Cash: MO Received by: [Signature] Date: 1/22/20

Comments:

ENGINEERING APPROVAL REQUIRED _____ ENGINEERING APPROVAL NOT REQUIRED _____

ENGINEER APPROVAL WAIVED BY TOWNSHIP ENGINEER _____

Denied: X

Reason: Use variance

Approved: _____

ZONING OFFICER _____ Date: _____ Oct 2019 Zoning App

MONROE TOWNSHIP
ZONING/CODE ENFORCEMENT
125 VIRGINIA AVENUE
WILLIAMSTOWN, NJ 08094
PH# (856)728-9800 x237
FAX# (856)629-2143

BUSINESS QUESTIONNAIRE

DATE 1-22-2020 BLOCK 8001 LOT 9
NAME OF BUSINESS G.S.C.R. m. Hc
ADDRESS OF BUSINESS 1357 eokes mill Rd
NATURE OF BUSINESS Construction
PHONE # OF BUSINESS 856-818-7374
OWNER/MGR. OF BUSINESS Veart Evans
HOME ADDRESS 1357 eokes mill Rd CITY Williamstown ST ST
HOME PHONE # [REDACTED] EMERGENCY # [REDACTED]
TYPE OF BUSINESS: [REDACTED]
RETAIL WHOLESALE MANUFACTURING STORAGE X OTHER
TOTAL SQUARE FOOTAGE OF AREA USED FOR THE BUSINESS
APPROXIMATE HOURS OF OPERATION: WEEKDAYS 8am TO 4pm
WEEKENDS 8am TO 4pm
NUMBER OF DAYS PER WEEK 6

PROPERTY OWNER'S NAME Veart Evans
IF OWNER IS A CORPORATION A COPY OF THEIR CORPORATE DISCLOSURE IS REQUIRED.
HOME ADDRESS 1357 eokes mill Rd
CITY Williamstown ST ST ZIP 08074
HOME PHONE# [REDACTED] EMERGENCY # [REDACTED]

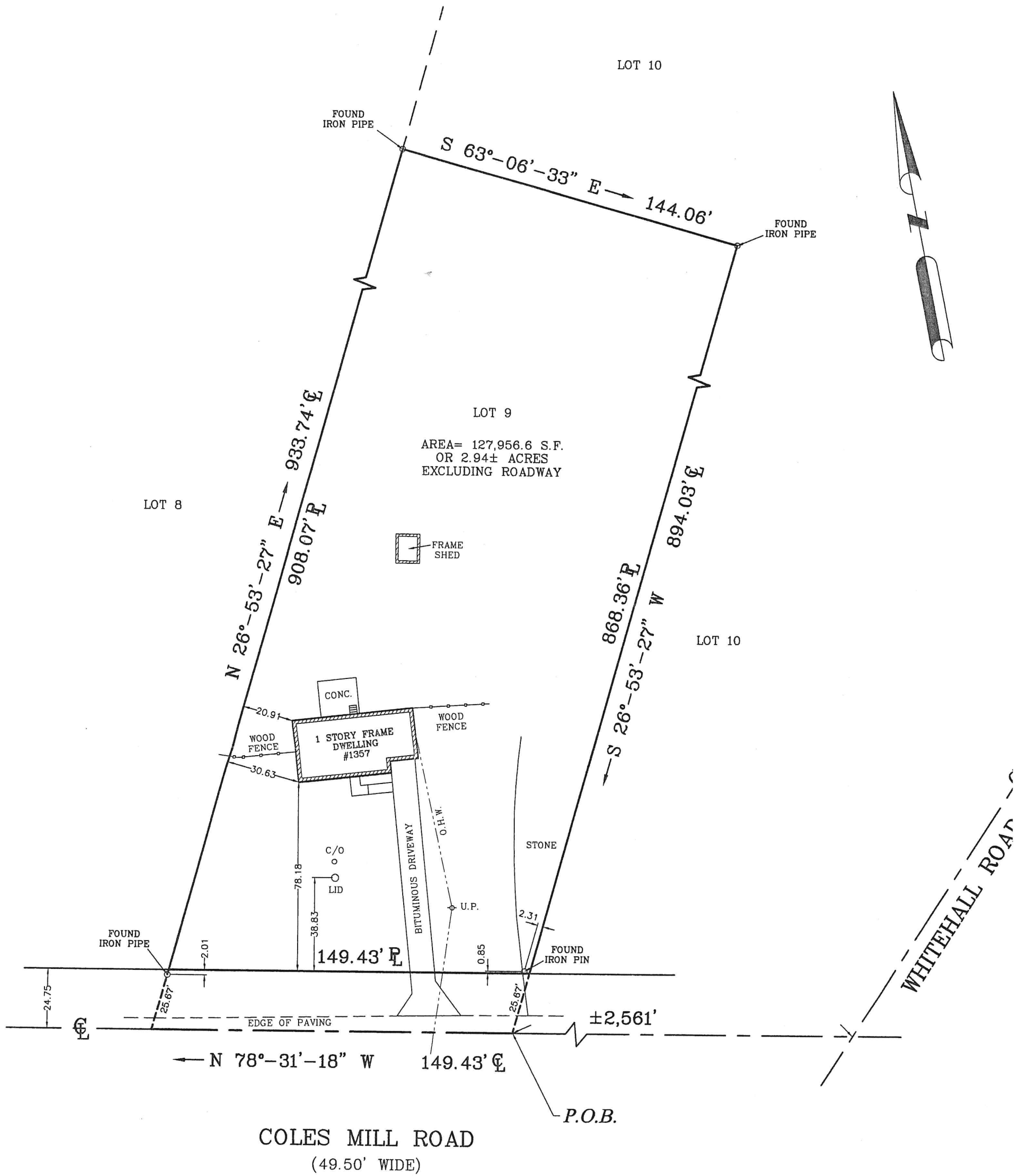
SIGNATURE OF APPLICANT [Signature] DATE 1-22-2020
PRINT NAME Veart Evans

THIS DOCUMENT IS CONFIDENTIAL AND NOT FOR PUBLIC USE.









JOSEPH BOTTINO

THE FEE PAID FOR MAKING THIS SURVEY, I
ACCURACY (EXCEPT SUCH EASEMENT IF ANY,
BLOW THE SURFACE OF THE LANDS OR ON THE
AND NOT VISIBLE) AS AN INDUCEMENT FOR
TO INSURE THE TITLE TO THE LANDS AND
ION. THE RESPONSIBILITY LIMITED TO THE
INITIAL USE FOR WHICH IT IS BEING USED."

FY THAT ON NOV. 1, 2018
OF THE LANDS AND PREMISES
AND THAT THIS PLAT IS IN AC-
IE FIELD NOTES OF SAID SURVEY.

BRUCE A. EWING
LAND SURVEYOR

[Signature]

N.J. LICENSE NO. 35835

NOTES:
BEING KNOWN AS LOT 9 IN BLOCK 8001 ON THE
TOWNSHIP OF MONROE TAX MAPS.

SURVEY OF PREMISES
1357 COLES MILL ROAD
SITUATED IN
TOWNSHIP OF MONROE
COUNTY OF GLOUCESTER, NEW

DRAWN BY: F.D.G. DATE: 11/1/18 SCALE:

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