

**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 Yards _____ Height _____ Addition _____ Existing Building _____

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

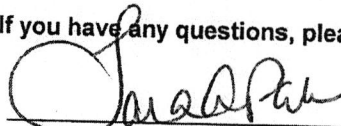
Code Description

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

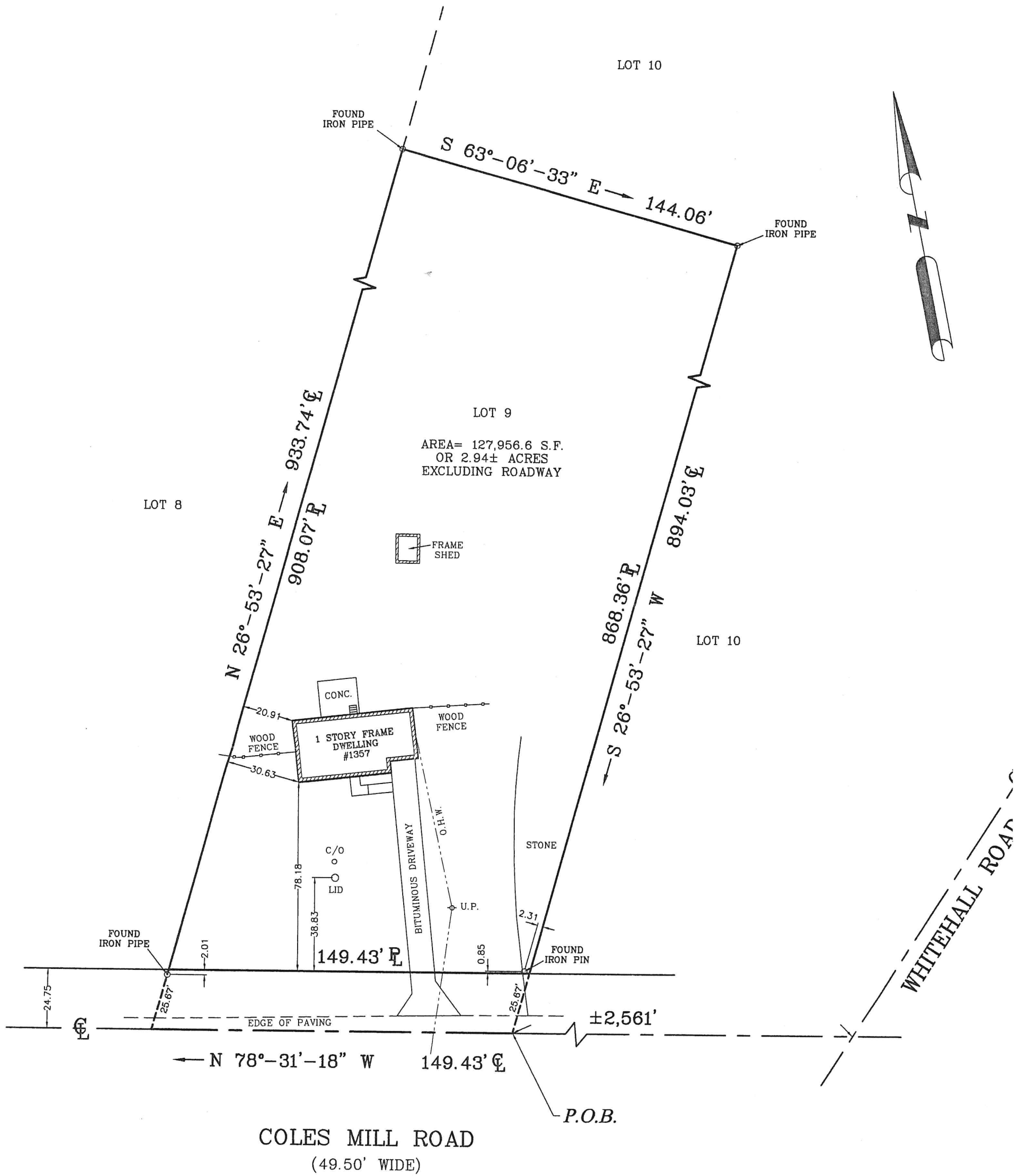
BUSINESS QUESTIONNAIRE

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 ☒ 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
SON. 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



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

500 Scarborough Drive, Suite 108
Egg Harbor Township, NJ 08234
T: 609.910.4068
F: 609.390.0040
www.maserconsulting.com

November 24, 2020

VIA EMAIL AND U.S. MAIL

Dawn M. Farrell, Administrative Clerk
TOWNSHIP OF MONROE ZONING BOARD
125 Virginia Avenue, Suite 5A
Williamstown, New Jersey 08094-1768

Re: Use Variance (1st Review)
Block 8001, Lot 9
1357 Coles Mill Road (C.R. #538)
Zone: RD-RR, Rural Development–Residential Receiving District
Applicant: Vearl J. Evans, Sr.
Application № 20-44
MC Project №: MMZ-078

Dear Ms. Farrell:

The above referenced application is a request for a use variance application review.

1.0 Project Description

1.1 Proposal

The applicant seeks use variance approval to park approximately ten (10) commercial vehicles, utilized for his construction business, in an existing gravel parking area located at the rear of his residential lot. The applicant indicates the vehicles range from pick-up trucks to medium duty trucks that will park overnight, leaving the premises at 8:00am and returning at 4:00pm six (6) days per week. The property is the applicant's residence and his business is located off-site in Blackwood, NJ. The applicant has also installed a 6' wood privacy fence. The property has private water and sewer.

Note: The property is situated in the Pinelands. As such a Certificate of Filing is required to be deemed complete. The applicant has requested a waiver for completeness, deferring as a condition of any use variance approval.

1.2 Existing Conditions

The 3± acre parcel fronts on Franklinville-Coles Mill Road (C.R. #538) and contains a 1-story, single-family frame dwelling with a bituminous driveway,



fence, frame shed and other improvements. The property is zoned RD-RR, Rural Development-Residential Receiving District and is located in the Pinelands.

1.3 Surrounding Land Uses

The area is rural residential in character, with some nearby farms.

2.0 Materials Reviewed

We have reviewed the referenced submission, encoded by the Zoning Board as #20-44, received via email November 18, 2020, consisting of the following:

<i>Sheet</i>	<i>Title</i>	<i>Date</i>
---	Application	October 29, 2020
---	Notification, Monroe Township Zoning Officer	October 16, 2020
---	Code Compliance Report	January 23, 2020
---	Zoning Permit Application (application #10549)	January 22, 2020
---	Business Questionnaire	January 22, 2020
---	B&W Site Photos (3)	---
1 of 1	Survey of Premises	November 1, 2018

The survey is prepared by Bruce A. Ewing, PLS of Ewing Associates.

3.0 Zoning Requirements

3.1 Use

In accordance with § 175-160, Attachment 3, commercial parking/storage yards are not listed as a permitted use in the RD-RR, Rural Development-Residential Receiving District. As such, a use variance is required.

Where vehicle storage yards are permitted in the Township as a conditional use, the following design considerations in accordance with § 175-163E are generally applied and are provided for the Board's reference and consideration.

- (1) There shall be a minimum of 2,500 square feet per vehicle.
- (2) An opaque fence of a minimum height of eight feet shall enclose entirely the storage area.
- (3) When abutting a residence zone, said fence shall be set back 25 feet from the property line. This twenty-five-foot strip shall be suitably landscaped as a visual buffer.



- (4) No maintenance or servicing shall be permitted, other than normal fueling, lubrication or cleaning.
- (5) Site plan approval shall be required under appropriate provisions of this chapter.

It is also noted that in accordance with § 175-127, in the Pinelands Area no more than one principal use shall be located on a lot, except for forestry, agriculture, horticulture, fish and wildlife management and recreational development on agricultural lands and except for lots within the RG-TC District, where one or more of the permitted uses, as listed on table 175, Attachments 4:1 and 4, 2 may be located on the lot.

The applicant was notified of the use violation in October 2019 and just recently filed a zoning permit application. In addition, a fence was installed without the proper permits.

3.2 Bulk Requirements

As a non-permitted use there are no bulk requirements specific to the use. It is noted that all structures are existing and no new structures are being proposed.

4.0 Design, Performance and Evaluation Standards

1. Fences, walls and screening

1. Fences, walls or screening shall not be located in any required sight triangle.
2. Fences, walls or screening used in place of a fence shall have a maximum height of six feet in the side and/or rear yard and four feet in the front yard. The applicant indicates a 6 foot wood fence was installed. Although the limits of same have not been provided.

It should be noted that vehicle storage yards are generally conditioned on having a minimum fence height of 8 feet.

3. Construction shall be accomplished in a manner which is in keeping with the character of the district, keeps maintenance of the fence, wall or screening or the surrounding property to a minimum, and such that a hazard is not and will not be created.
4. This provision shall have no effect upon and shall not repeal any other Township ordinance with fence specifications, such as the Swimming Pool Ordinance, Junkyard Ordinance, etc.

Testimony by the applicant regarding the limit of the fence should be provided.

2. Off-Street Parking and Loading

1. In accordance with § 175-123A, access to and from lots. Drives shall be limited to a maximum of two to any street, except when the frontage of a property along any one street exceeds 500 feet, the number of drives to that street may be based on one drive for each 250 feet of property frontage. Each drive shall be at least 50 feet or 1/2 the lot frontage, whichever is greater, but need not exceed 300 feet from the street line of any intersecting street and be at least 10 feet from any property line. The width of the curb cut shall be determined by the type of traffic. Driveways with widths exceeding 25 feet shall be reviewed by the approving authority, giving consideration to the width, curbing, direction of traffic flow, radii of curves and traffic land divider. Curbing shall be either depressed at the driveway or have the curbing rounded at the corners, with the access drive connected to the street in the same manner as another street.
2. In accordance with § 175-123B, access to parking and loading spaces. Individual parking and loading spaces shall be served by on-site aisles designed to permit each motor vehicle to proceed to and from each parking and loading space without requiring the moving of any other motor vehicle. Where the angle of parking is different on both sides of the aisle, the larger aisle width shall prevail.
3. In accordance with § 175-123C, buffers. Parking and loading areas, especially commercial and industrial uses, shall be buffered from adjoining streets, existing residential uses or any residential zoning district in a manner meeting the objectives of the buffer section of this chapter.
4. In accordance with § 175-123G, surfacing shall be approved as part of the plan approval. Unless determined by the Board Engineer that site conditions or anticipated traffic warrant an increased paving section, all loading and parking spaces, aisle and driveway areas shall be paved with a minimum of two inches of compacted wearing surface of bituminous concrete (FABC) and constructed thereon in accordance with Division 3, Section 10, of the Department of Transportation Specifications, and amendments thereto. A six-inch gravel base shall be provided.

The application does not indicate the limits of the vehicle storage area and a site plan is recommended to address Township requirements regarding access surface treatments and circulation.



5.0 Master Plan Consistency

The proposed use is not consistent with the goals and objectives of the Master Plan. Should the use variance be granted, any site improvements and/or physical impacts of the use need to be addressed and mitigated.

6.0 Fees, Contributions, and Obligations

6.1 Escrow

The applicant must contact the Township's Finance Office to settle any outstanding review escrow accounts prior to any approval taking effect.

7.0 General Comments / Recommendations

- 1 In accordance with the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-76b), the applicant may elect to submit an application requesting approval of the use variance and a subsequent application for the approval of a site plan, if required, provided that the approval of the variance is conditioned upon the applicant obtaining all required subsequent approvals from the Zoning Board. No such subsequent approval shall be granted unless such approval can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the zone plan and zoning ordinance.

Consequently, any variance granted permitting the proposed use must be conditioned upon the applicant obtaining the necessary site plan approval, if deemed required, from the Zoning Board.

- 2 The applicant must demonstrate sufficient "special reasons" why the proposed use carries out a purpose of zoning, or how the refusal to allow the project would impose on the applicant an undue hardship. In addition, the applicant must demonstrate that the requested use variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.
- 3 The applicant shall provide testimony as to the presence of any environmentally restricted lands onsite.
- 4 The site is served by an onsite well and septic. Their locations are not noted on the survey. Testimony should be provided as to their approximate location and if the proposed vehicle storage area conflicts with these existing services.
- 5 The limits of disturbance have not been provided and may trigger both Soil Erosion and Sediment Control approval and/or stormwater management requirements. Based



Dawn M. Farrell, Administrative Coordinator
MC Project No. MMZ-078
November 24, 2020
Page 6 of 6

on this and other comments within this report, our office recommends that any approval be conditioned upon an updated survey and minor site plan along with County & Pinelands approvals.

The above comments and/or recommendations are submitted for your review and consideration. Should you have any questions with regard to this matter or require additional information, please do not hesitate to contact our office at (609) 910-4068.

Regards,

MASER CONSULTING. INC.

A handwritten signature in blue ink that reads 'Pamela J. Pellegrini'.

Pamela J. Pellegrini, P.E., P.P., C.M.E.
Project Manager

PJP/rld

cc: Richard P. Coe, Esquire

201124_vj evans_review 1.docx





