

**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. 20-46

Applicant: John DeMarco Owner: _____
(If different than applicant)

Address: 1108 Aster Ave Address: _____

Williamstown NJ 08094

Telephone No. _____ Telephone No. _____

Fax No. _____ E-Mail Address: _____

Attorney: _____ E-Mail Address: _____
Telephone No. _____

Address: _____

Property Address: 1108 Aster Ave Williamstown NJ 08094

Plate: _____ Block: 9503 Lot: 3 Zoning Classification: RG-MR

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 _____

2. Brief description of real estate affected: Development Name: Victory Lakes

Location: _____

Nearest Cross-Street: Sunset Ave Lot size: 14,582 S.F.

Does Property Have Water/Sewer? ☒ Private ☒ Public
Water Sewer

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

Is this in a Pinelands area? _____ 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: _____

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: 30' x 40' Pole Barn w/ 10' x 40' lean-to
10' off ~~back left~~ corner of property left of yard
5' off rear of yard

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:

Recently bought our "forever home" with wife and 2 little sons 8-28-20
Home did not have any garage or sheds on property. This size + location
will also protect our camper from harsh weather

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 12th day of November 2020

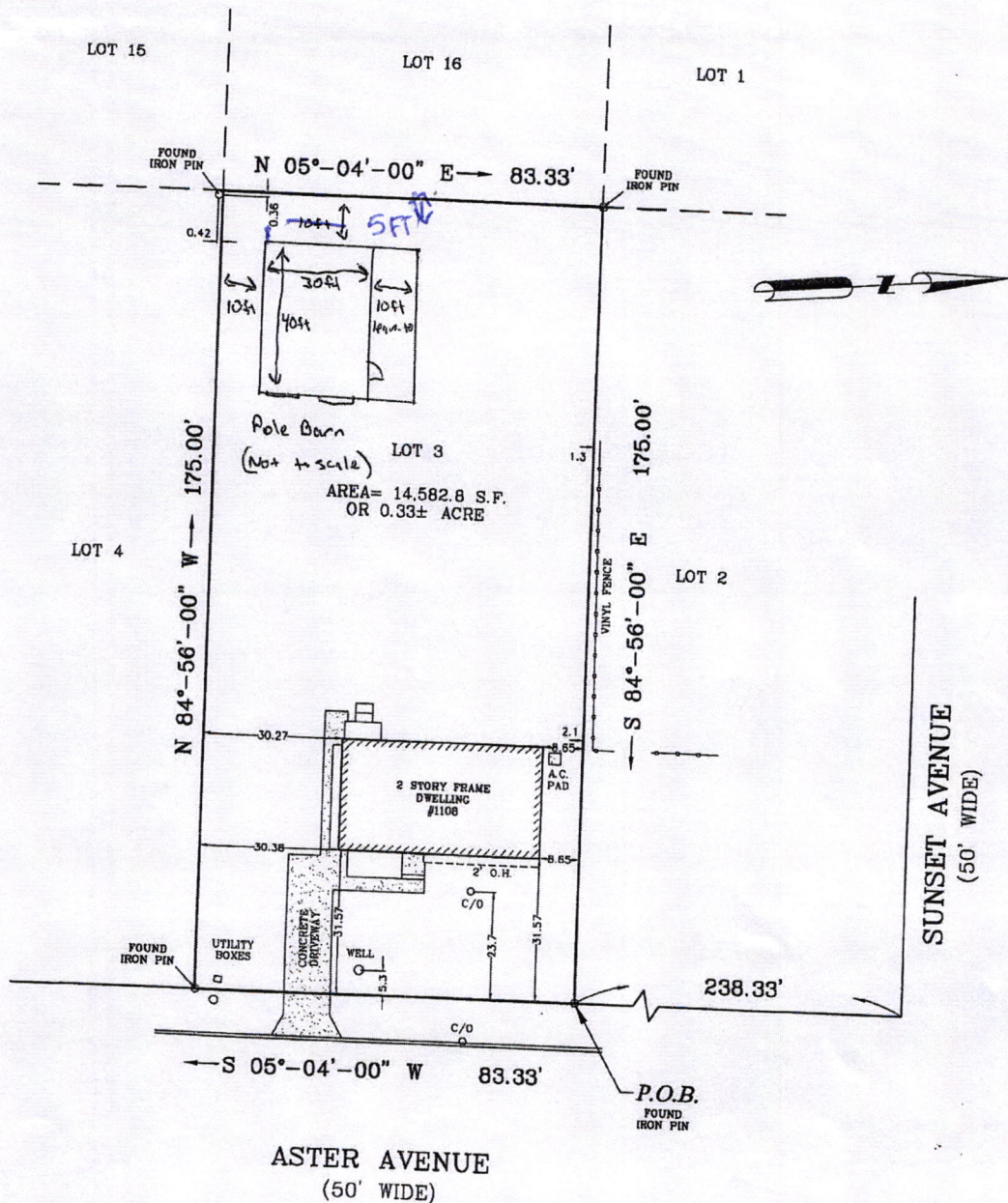
Ninette M. Orbaczewski
(Notary Public)

[Signature]
(Signature of Applicant)

NINETTE M ORBACZEWSKI
NOTARY PUBLIC STATE OF NEW JERSEY
MY COMMISSION EXPIRES
OCTOBER 05, 2024
[04/02/19]

Date application received: 11-12-2020 Deemed Complete: _____

Public hearing date: 12-15-2020 By: _____



CERTIFIED TO:
JOHN J. AND TARA E. DeMARCO
TRIDENT LAND TRANSFER COMPANY OF
NEW JERSEY, LLC
MERIDIAN BANK, IT'S SUCCESSORS AND/
OR ASSIGNS AS THEIR INTEREST MAY
APPEAR.

"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. 12, 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

43774

N.J. LICENSE NO. 35835

NOTES:
BEING KNOWN AS LOT 3 IN BLOCK 187 ON PLAN OF
SUNSET OAKS, FILED JULY 18, 1975 AS OLD MAP
#8-74 AND NEW MAP #1372. A.K.A. LOT 3 IN BLOCK
9503 ON THE TOWNSHIP OF MONROE TAX MAPS.

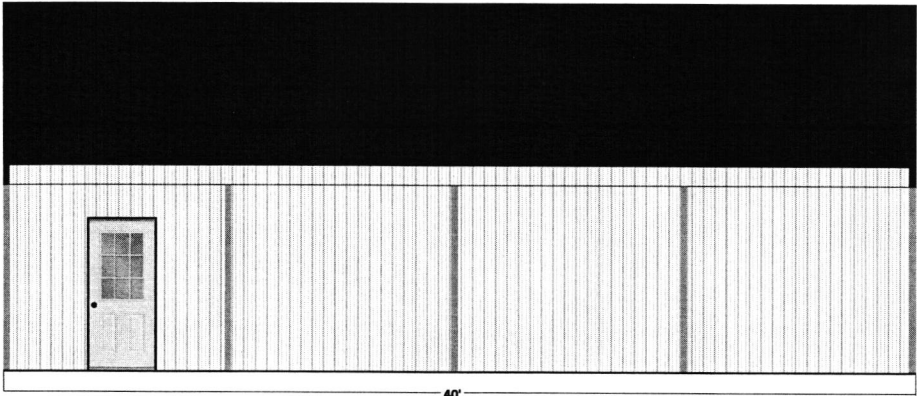
SURVEY OF PREMISES
1108 ASTER AVENUE
SITUATED IN
TOWNSHIP OF MONROE
COUNTY OF GLOUCESTER, NEW JERSEY

DRAWN BY: F.D.G. DATE: 8/12/20 SCALE: 1"=25'

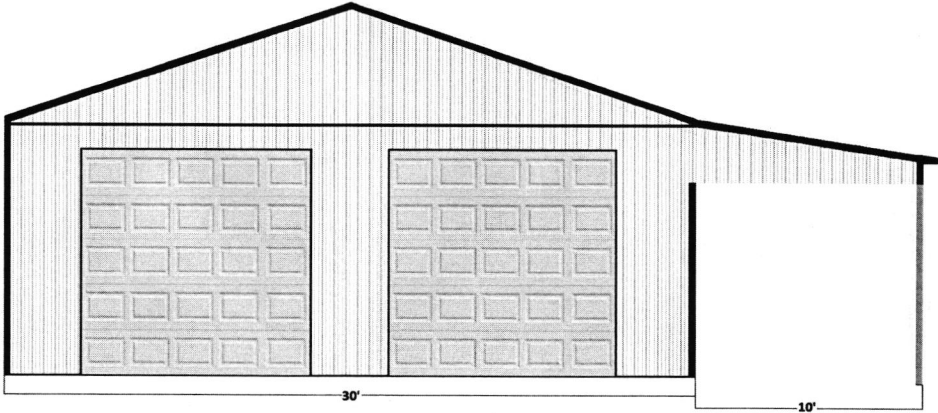
EWING
ASSOCIATES

LAND SURVEYORS
9008 No. DELSEA DRIVE, P.O. BOX 143, CLAYTON, N.J. 08312
PHONE: (856) 881-4931

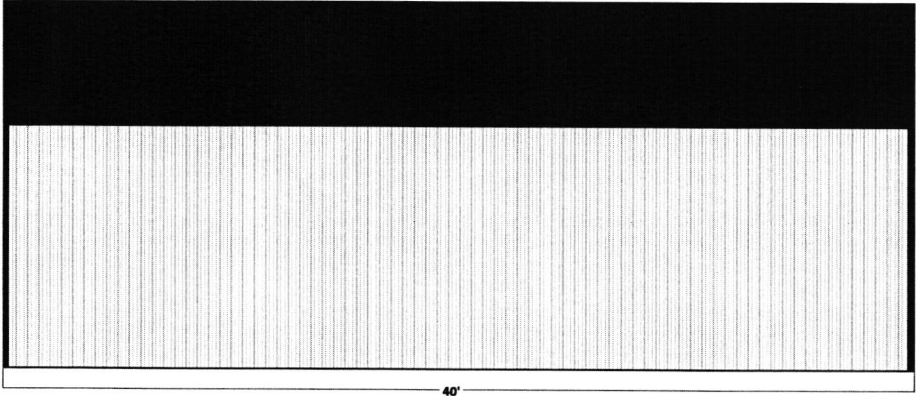
Right Sidewall Elevation



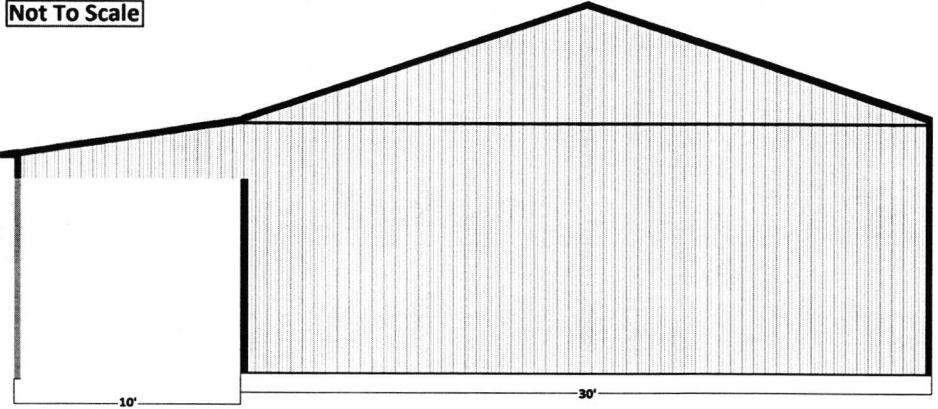
Front Gable Elevation



Left Sidewall Elevation



Rear Gable Elevation



Not To Scale

John DeMarco
1108 Aster Ave.
Williamstown NJ.08094

Building Cross Section

Metal Plate Connected Wood Truss.
(Not Actual Truss)
See Truss Design Drawings for Details

14" Ridge Cap
Attached w 2" Screws

28 Gauge G100 Steel Panels
Attached w 1" Screws

2x4 SPF #2 or Better
Roof Purlin Spaced 24" OC

Overhangs
Flush Eaves
Flush Gables

Steel Gutter Apron

Bearing Blocks

All Truss Bottom Chord & Lateral
Bracing per Truss Design Drawings

Truss Spacing: 48" OC

Truss Carriers
Count: 2 Size: 2x10 #1 SYP

2x12 #1 SYP

2x10 #1 SYP Spaced 48" OC

2x10 #1 SYP

30' Width
40' Length
1,200 Sq. Ft.

Outside to Outside of Girts

Not To Scale

2x4 SPF #2 or Better
Wall Girts Spaced 24" OC

10' Width
40' length
400 Sq. Ft.
Outside to Outside

4x6 Solid Treated Post
8' OC Spacing

4x6 Solid Treated Post

28 Gauge G100 Steel Panels
Attached w 1" Screws

(1) 2x6 Treated Ground
Contact Skirtboard

Base Trim

Grade

44"

20"

All Footings 3500 PSI Concrete

10'4" Building Height
Bottom of Skirt
to Bottom Chord of Truss

4" Concrete Slab (By Others) Starting at Bottom of Skirtboard
Bottom of All Doors
Will Be Set 4" Up From
Bottom of Skirt Board

Gravel Base (By Others)

Compacted Backfill

Undisturbed Soil

8" Concrete Collar
with galvanized uplift
prevention plates

7'6" (Approx)

36"

8"

20"

John DeMarco
1108 Aster Ave.
Williamstown NJ.08094

Township of Monroe
125 Virginia Ave
Williamstown, NJ 08094
(856)728-9800 FAX (856)629-2143

Application No.
Insp/Record No.
Block/Lot

11381
2003
9503/3

Code Compliance Report

1108 ASTER AVE

Respondent

Co-Respondent

ARMADA BUILDINGS
114 ANDREWS WAY
MOHNTON, PA 19540
(000)000-0000

Date **10/29/20**

Abate/Resubmit by _____

Approval Date _____

Code/Item

Code Description

Lot Grading

Lot Grading Required

O.K.

A Waiver or Approval for Lot Grading is required for the application submitted for your proposal on your Zoning Permit Application.

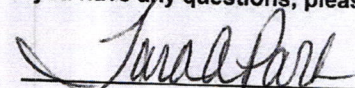
ZONING REQ

ZONING REQUIREMENTS NOT MET

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)

11/5/2020

Date

Official (When all items are abated)

Date

REFERRAL FORM TO THE LAND USE BOARDS

Planning Board: _____

Zoning Board: P

APPLICATION DETAILS

Date: 11/2/2020

Name of Applicant: John DeMarco

Address of Applicant: 1108 Aster Avenue

Block: 9503 Lot(S): 3

Zone: RGMR Pinelands: yes

30x40 garage w/ 10x40 lean to

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>Acc Bldg - 900 sq ft</u>	<u>1200 sq ft</u>	<u>Use Variance</u>
SIDE YARD:	<u>5</u>	<u>10</u>	<u>OK</u>
REAR YARD:	<u>12.5</u>	<u>5</u>	<u>Build</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 _____

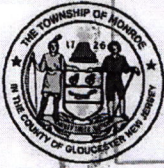
COMMENTS: _____

Sarah Park

Zoning Officer Signature

11/2/2020
Date

CC: Applicant, Land Use Board Secretary, file



RECEIVED
ON

OCT 16 2020

ZONING PERMIT APPLICATION

BY MONROE TWP
ZONING OFFICE

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

DATE APP COMPLETE

OFFICE USE ONLY:

ZONE

APP #

11381

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

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: 1108 Aster Ave

Block: 9503

Lot: 3

Qualifier:

Property & Owner Information

Owner Name: John DeMarco

Owner Mailing Address: 1108 Aster Ave

Williamstown NJ 08094

Owner Phone #:

Tenant/Contractor Information (if Applicable)

Contractor Name: Armada Buildings

Contractor Address: 114 Andrews Way

Mohnton PA 19540

Contractor Phone #: 717-445-5005

The property has (Circle One/Answer all): Sewer or Septic

Pinelands: Yes or No

Wetlands: Yes or No

HOA: Yes or No

Easement: Yes or No

Variance Approval: Yes or No If yes, Resolution #

Business Tenant Name:

Tenant Address Outside of Location:

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.

30x40 Pole Barn in Backyard w/ 16x40 lean to.

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: John DeMarco Signature: [Signature] Date: 10/16/20

OFFICE USE ONLY BELOW:

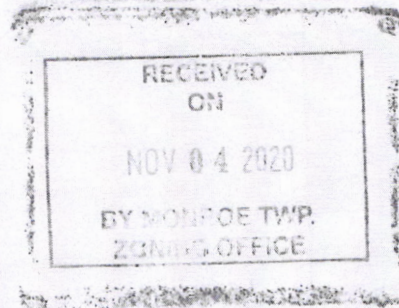
PAYMENT INFORMATION:	
Fee Collected: <u>270</u>	Check #: <u>133</u>
Cash:	MO#:
Received: <u>[Signature]</u>	<u>10/16/20</u>
ENGINEERING & INSPECTION INFORMATION ONLY	
ENGINEERING REQUIRED	Rec'd Approval
GRADING WAIVER GRANTED	Rec'd Approval
Inspection Date Performed & Findings:	ENGINEERING NOT REQUIRED
Permit Closure Document and Date:	

APPROVED BY ZONING OFFICER: _____ Date: _____

MTSPX20001

November 3, 2020

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



RE: **Lot Grading Waiver Application, Dated 10/6/2020**
Applicant: John Demarco
Lot 3, Block 9503
1108 Aster Avenue

Dear Tara:

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

The applicant proposes to construct a 30' x 40' pole barn in the rear yard. The structure will encompass a large portion of the rear yard and is being shown at 10' from the rear and side property lines. Without understanding the existing and proposed drainage patterns and contours the proposed improvements could become a concern for the adjoining lot owner(s).

We recommend that this lot grading waiver application be denied in favor of the applicant submitting a Lot Grading Application and supporting information on the existing and proposed grades for formal review.

Respectfully submitted,

Pennoni Associates, Inc.

A handwritten signature in black ink, appearing to read "Joe Raday".

Joseph Raday, PE, CME
Township Engineer

A handwritten signature in black ink, appearing to read "Chris Kunder".

Christopher R. Kunder, EIT
Staff Engineer

Cc: (via email only)

Bryan Glaze, Construction Code Official
Jennifer Wahl
Judith DelConte
John Demarco, Applicant [REDACTED]



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

December 11, 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 9503, Lot 3
1108 Aster Avenue (Victory Lakes)
Zone: RG-MR, Regional Growth-Moderate Residential District
Applicant: John DeMarco
Application № 20-46
MC Project №: MMZ-079

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 construct a 30' x 40' (1200 s.f.) pole barn with a 10' x 40' (400 s.f.) lean-to, to be used as a residential garage and personal storage. There are no other garages or sheds currently on his residential property.

1.2 Existing Conditions

The 14,582± s.f. parcel is located at 1108 Aster Avenue in the development known as Victory Lakes. The property contains an existing 2-story frame dwelling (approximately 1950 s.f.) with a concrete driveway and associated improvements. The property is served by a private well and public sewer and is zoned RG-MR, Regional Growth-Moderate Residential District.

Note: The property is situated in the Pinelands. As such a Certificate of Filing is required to be deemed complete, unless a waiver is granted by the Board.



1.3 Surrounding Land Uses

The surrounding parcels adjacent to the north, west and east as well as across from the PIQ are also zoned RG-MR, Regional Growth-Moderate Residential and contain single family residential uses as well as some undeveloped land.

2.0 Materials Reviewed

We have reviewed the referenced submission, encoded by the Zoning Board as #20-46, received December 3, 2020 via email, consisting of the following:

<i>Sheet</i>	<i>Title</i>	<i>Date</i>
---	Application	November 12, 2020
---	Structure Elevations	---
---	Sketch – Building Cross Sections	---
---	Zoning Office Referral to Zoning Board	November 2, 2020
---	Revised Zoning Permit Application	November 24, 2020
---	Lot Grading Waiver Denial, Pennoni	November 3, 2020
---	Zoning Permit Application	October 16, 2020
1 of 1	Reduced Size Survey of Premises	August 12, 2020

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

3.0 Zoning Requirements

3.1 Use

1. In accordance with § 175-89, an accessory building is permitted in any zone but must adhere to the following requirements:
 - F. A maximum of two accessory buildings consisting of one shed and one garage is permitted except on qualified farmland.
 - (1) One garage is permitted with a maximum size floor area ratio of 900 square feet and a maximum height of 18 feet from the ground level to the peak.

The plan does not conform to these requirements proposing a pole barn garage of 1200 s.f. plus a lean to of 400 s.f. (for a total of 1600 s.f.). As proposed, a variance is required. The proposed height has not been provided. The applicant shall confirm that a conforming height of <18 feet is proposed.



3.2 Bulk Requirements – Accessory Structures

Per § 175-161D, yard requirements for accessory uses may be reduced by up to 50% of the requirement for the principal uses within the specified district.

1. **Front Yard/Building Setback:** The minimum required front/building setback is 40 feet. The plan conforms to this requirement.
2. **Side Yard Setback:** The minimum required side yard setback is 5 feet (10 feet x50%). The plan conforms to this requirement.
3. **Rear Yard Setback:** The minimum required rear yard setback is 12.5 feet (25 feet x50%). As proposed, the plan requires a variance.
4. **Lot Coverage:** The maximum permitted lot coverage is 20 percent. Lot coverage has not been provided. The house footprint appears to be approximately 1125 s.f. with a 1200 s.f. pole barn and 400 s.f. lean to. Proposed total structure coverage is approximately 2725 s.f., not including the concrete driveway (approximately 200 s.f.) and associated sidewalks. It appears a variance may be required. Conformance to be determined/testimony to be provided.

4.0 Design and Performance Standards

- 4.1 In accordance with § 175-89E, accessory buildings or structures shall not be located in any required buffer areas, easements or drainageways. Testimony regarding compliance shall be provided.
- 4.2 In accordance with § 175-89G(1), the roof shape of a garage or shed shall be visually compatible with building and/or structures to which it is visually related. Testimony regarding compliance to be provided.
- 4.3 In accordance with § 175-89G(2), the relationship of materials, textures and color of the façade and roof of a garage or shed should be visually compatible with the materials and structures to which it is visually related. Testimony regarding compliance shall be provided.

5.0 Master Plan Consistency

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



6.0 Fees, Contributions, and Obligations

6.1 COAH Requirement

In accordance with § 175-89.1G(4)(a)[1], the applicant is required to contribute a development fee of 1½% of the increase in equalized assessed value of the residential construction into a Housing Trust Fund established by Monroe Township Council. A condition of receiving a building permit is the payment of this fee prior to receiving a certificate of occupancy.

6.2 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

- 7.1 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.

- 7.2 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.
- 7.3 The applicant should confirm that no business service or industry is to be conducted within the proposed accessory garage.
- 7.4 Testimony should be provided regarding the adequacy of the existing site access and available parking. Are there any new proposed parking areas or new surface treatments being proposed?



- 7.5 The site is served by an onsite well and public sewer. Testimony should be provided as to the approximate location of the well and that the proposed improvements will not interfere with same.

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

201211_demarco_use.docx









