

**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. 20-49

Applicant: Paul McCullough Owner: Paul McCullough  
(If different than applicant)

Address: 1419 Cranleigh Lane Address: \_\_\_\_\_  
Williamstown, NJ 08094

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

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

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

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

Property Address: 1419 Cranleigh Lane Williamstown NJ 08094

Plate: 36.01 Block: 36.0101 Lot: 9 Zoning Classification: RG-PR

1. Application concerns: (Check what is applicable)

Use \_\_\_\_\_ Lot Area \_\_\_\_\_ Rear/Side/Front \_\_\_\_\_ Height \_\_\_\_\_ Addition \_\_\_\_\_ Existing Building \_\_\_\_\_

Proposed building \_\_\_\_\_ Minor/Major Site Plan \_\_\_\_\_ Minor/Major Subdivision \_\_\_\_\_

Alleged Error of Township Official \_\_\_\_\_ Other LOT Coverage

2. Brief description of real estate affected: Development Name: \_\_\_\_\_

Location: 1419 Cranleigh Lane

Nearest Cross-Street: Corkery Lane Lot size: 17061

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

If use variance is requested for accessory structure, what is the square footage of existing home? 2245

Is this in a Pinelands area? yes 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: INSTALL 18' x 41' 7" Inground Pool. Concrete  
walk & patio 899 Sq. FT. Concrete Swim Spa PAD 117 Sq. FT.  
Future Covered Roof Deck 842 Sq. FT. Requesting 6-10% Relief.

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:

POST TRAUMATIC STRESS DISORDER. Medical Reasons.

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: yes Paul McCullough LOT Coverage 20-34

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 18th day of December 2020

(Notary Public) MEGAN N LUNSCHIN  
Notary Public - State of New Jersey  
My Commission Expires Aug 11, 2025

Paul V. McCullough  
(Signature of Applicant)

BOARD USE ONLY

Date application received: \_\_\_\_\_

Deemed Complete: \_\_\_\_\_

104/02/19

Public hearing date: \_\_\_\_\_ By: \_\_\_\_\_

**REFERRAL FORM TO THE LAND USE BOARDS**

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

Zoning Board: X

**APPLICATION DETAILS**

Date: 12/14/2020

Name of Applicant: Paul McCullough

Address of Applicant: 1419 Cranleigh

Block: 3401 Lot(S): 23

Zone: R6PR Pinelands: Yes

**THIS APPLICATION FOR A ZONING PERMIT NEEDS THE FOLLOWING LAND USE BOARD APPROVAL BUT NOT LIMITED TO ANY PROFESSIONAL REVIEW FOR THE BOARD:**

<b>VARIANCES:</b>	<b>REQUIREMENTS:</b>	<b>PROPOSED:</b>	<b>NEED:</b>
USE:	_____	_____	_____
SIDE YARD:	_____	_____	_____
REAR YARD:	_____	_____	_____
FRONT YARD:	_____	_____	_____
BULK:	_____	_____	_____
LOT AREA:	_____	_____	_____
LOT WIDTH:	_____	_____	_____
LOT COVERAGE:	<u>31.16</u>	<u>36.10</u>	<u>Bulk lot coverage</u>
ENCROACHMENT INTO BUFFER	_____	_____	_____

**WAIVERS:**

SIDEWALK WAIVER \_\_\_\_\_

SITE PLAN WAIVER \_\_\_\_\_

**SITE PLAN:**

MINOR SITE PLAN \_\_\_\_\_

MAJOR SITE PLAN \_\_\_\_\_

**SUBDIVISION**

MINOR SUBDIVISION \_\_\_\_\_

MAJOR SUBDIVISION \_\_\_\_\_

COMMENTS: \_\_\_\_\_

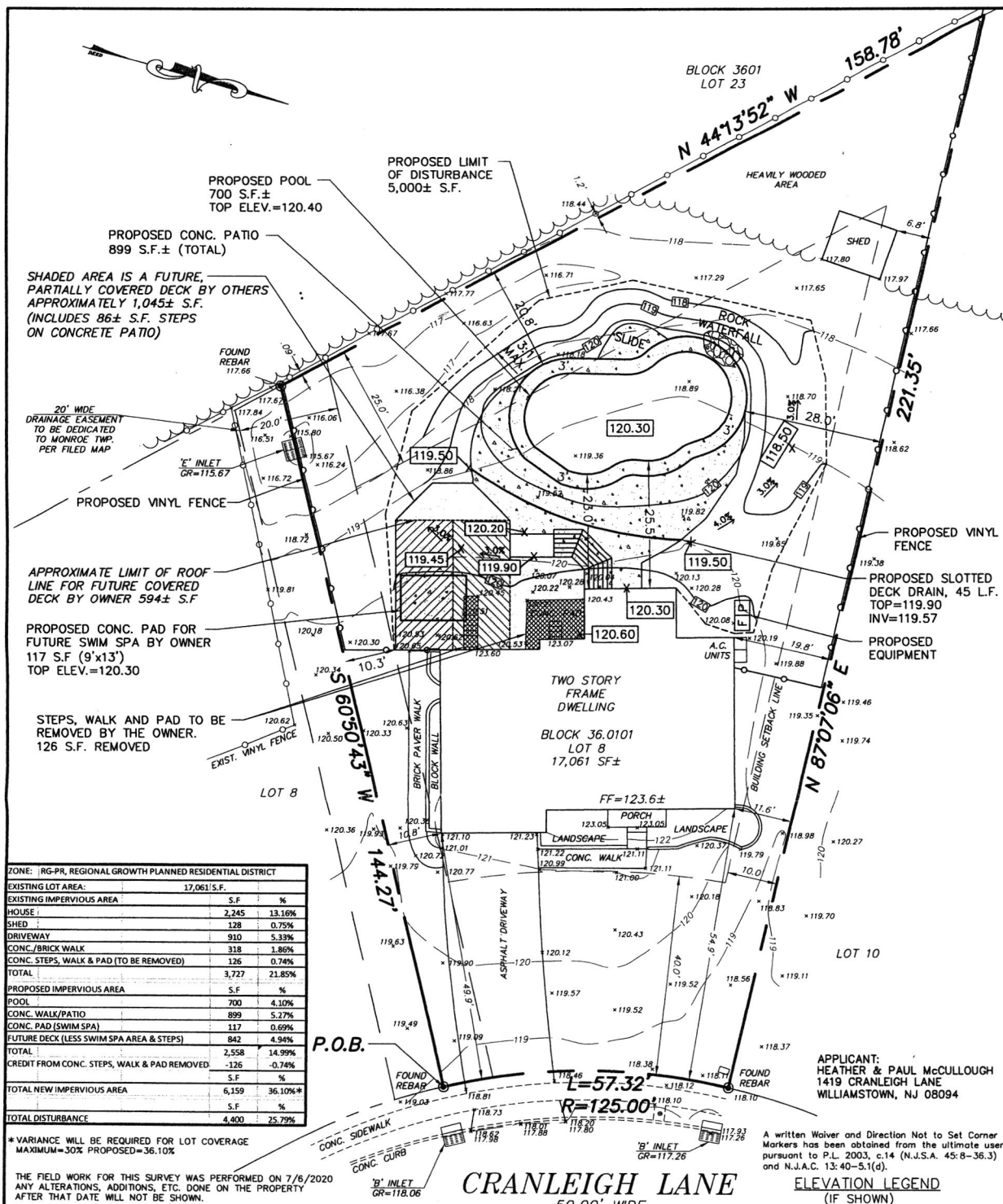
[Signature]

Zoning Officer Signature

12/14/2020

Date

CC: Applicant, Land Use Board Secretary, file



ZONE: RIG-PR, REGIONAL GROWTH PLANNED RESIDENTIAL DISTRICT			
EXISTING LOT AREA:	17,061 S.F.		
EXISTING IMPERVIOUS AREA:	S.F.	%	
HOUSE	2,245	13.16%	
SHED	128	0.75%	
DRIVEWAY	910	5.33%	
CONC./BRICK WALK	318	1.86%	
CONC. STEPS, WALK & PAD (TO BE REMOVED)	126	0.74%	
TOTAL	3,727	21.85%	
PROPOSED IMPERVIOUS AREA:	S.F.	%	
POOL	700	4.10%	
CONC. WALK/PATIO	899	5.27%	
CONC. PAD (SWIM SPA)	117	0.69%	
FUTURE DECK (LESS SWIM SPA AREA & STEPS)	842	4.94%	
TOTAL	2,558	14.99%	
CREDIT FROM CONC. STEPS, WALK & PAD REMOVED:	-126	-0.74%	
TOTAL NEW IMPERVIOUS AREA	6,159	36.10%*	
TOTAL DISTURBANCE	4,400	25.79%	

\* VARIANCE WILL BE REQUIRED FOR LOT COVERAGE  
MAXIMUM=30% PROPOSED=36.10%

THE FIELD WORK FOR THIS SURVEY WAS PERFORMED ON 7/6/2020  
ANY ALTERATIONS, ADDITIONS, ETC. DONE ON THE PROPERTY  
AFTER THAT DATE WILL NOT BE SHOWN.

TO: HEATHER & PAUL McCULLOUGH  
ITS SUCCESSORS AND/OR ASSIGNS.  
IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY DECLARE ITS  
ACCURACY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF (EXCEPT SUCH  
EASEMENTS, 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. THIS CERTIFICATION ISSUED SOLELY TO THE HEREIN NAMED FOR THIS TRANSACTION  
ONLY. IF NO FEE IS PAID FOR THIS SURVEY, THIS CERTIFICATION IS INVALID.

- NOTES
- Only copies of the original of this plan bearing the licensed Engineer's embossed seal shall be considered valid copies.
  - Do not scale from photo-copied prints of this plan.
  - Distances are shown in decimal feet.
  - This plot plan does not show the location of any underground improvements, restrictions, easements or property line agreements not visible, unknown to the surveyor or that which a correct and current title report would disclose.
  - No fill shall be placed so as to interrupt existing drainage patterns, or within 5 feet of any property line.
  - All disturbed land within or adjacent to the work area, which is the result of the contractor's operation, shall be stabilized in accordance with the STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
  - Stockpiling of material and debris within the right-of-way area shall not be permitted. The roadway shall be swept clean of all earth and debris at all times.
  - Soil erosion and sediment control measures shall be provided and shall include silt fences at downslope perimeters of the disturbed area.
  - The contractor shall verify that no existing underground structures are in the area of excavation prior to construction.
  - The contractor shall not perform any grading that will direct any surface water towards the dwelling or trap any surface water near the dwelling.
  - Vertical datum shown on the plot plan is based on NAVD 88.

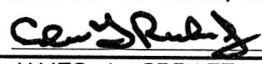
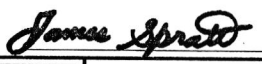

THE BUILDER/CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS  
NECESSARY TO CONSTRUCT THE PROPOSED PROJECT.

**CRANLEIGH LANE**  
50.00' WIDE

NOTE:  
CONTRACTOR SHALL PERFORM ALL  
GRADING SO NO SURFACE WATER IS  
DIRECTED TOWARDS THE EXISTING HOUSE.  
COMPUTER DRAWING # N:\LAND\_PROJECTS\19059 Pri Niagara Pools\dwg\1419 CRANLEIGH

**ELEVATION LEGEND**  
(IF SHOWN)

X 35.2 DENOTES EXISTING ELEVATION  
[35.2] DENOTES PROPOSED ELEVATION  
→ DENOTES DIRECTION OF FLOW.  
FF=35.2 DENOTES FINISH FLOOR ELEVATION

SURVEY & POOL GRADING PLAN		
LOT 9	1419 CRANLEIGH LANE	PLATE 36.01
MONROE TOWNSHIP	GLOUCESTER COUNTY	NEW JERSEY
EDWARD F. KUHN, JR. PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 37198		
 JAMES A. SPRATT PROFESSIONAL ENGINEER N.J. LIC. NO. 33946		DATE 12/11/2020
 JAMES A. SPRATT PROFESSIONAL ENGINEER N.J. LIC. NO. 33946		DATE 12/11/2020
 FEDERICI & AKIN, P.A. CONSULTING ENGINEERS 307 Greentree Rd. Sewell, New Jersey 08080-5809-1400 DATE 7/15/2020 SCALE 1"=20' JOB NO. 19059 SHT NO. 1 OF 1		REVISIONS 10/20/20 REV. POOL & FUTURE DECK 12/11/20 REV. AREA CALCS FOR DECK











