

**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. 20-52

Applicant: Angie Chavarria Owner: \_\_\_\_\_  
(If different than applicant)

Address: 3339 S. Black Horse Pike Address: \_\_\_\_\_

Williamstown NJ 08094

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

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

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

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

Property Address: 3339 S. Black Horse Pike Williamstown NJ 08094

Plate: \_\_\_\_\_ Block: 8301 Lot: 22 Zoning Classification: RD-C

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: \_\_\_\_\_

Location: \_\_\_\_\_

Nearest Cross-Street: \_\_\_\_\_ Lot size: 1.02 Acres

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

If use variance is requested for accessory structure, what is the square footage of existing home? None

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: Commercial/Residential 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: Enclosed Wrap around Porch Variances  
side yard Requirements 15 and I have 10 and Front Yard  
Requirements is 50 and I have 41.55

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:

We would like to make an enclosed wrap around Porch with many  
windows to enjoy with our children the view on the comfortable porch  
and the security that an enclosed porch gives, especially now with this pandemic, it would  
allow us to enjoy more of our family.

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 Business in Garage and Sign @ Street 8/15/19

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 30<sup>th</sup> day of December 2020

Ninette M. Orbachewski

(Notary Public)  
NINETTE M. ORBACZEWSKI

NOTARY PUBLIC, STATE OF NEW JERSEY  
MY COMMISSION EXPIRES

(Signature of Applicant)

BOARD USE ONLY Date application received: 12-30-2020 Deemed Complete: \_\_\_\_\_

**REFERRAL FORM TO THE LAND USE BOARDS**

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

Zoning Board: ✓

**APPLICATION DETAILS**

Date: 11/1/2020

Name of Applicant: Angie Chavarria

Address of Applicant: 3339 S BHP

Block: 8301 Lot(S): 22

Zone: RDC 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:**

VARIANCES:	REQUIREMENTS:	PROPOSED:	NEED:
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USE:			
SIDE YARD:	<u>15</u>	<u>10</u>	<u>Bulk</u>
REAR YARD:			
FRONT YARD:	<u>50</u>	<u>41.55</u>	<u>Bulk</u>
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: \_\_\_\_\_

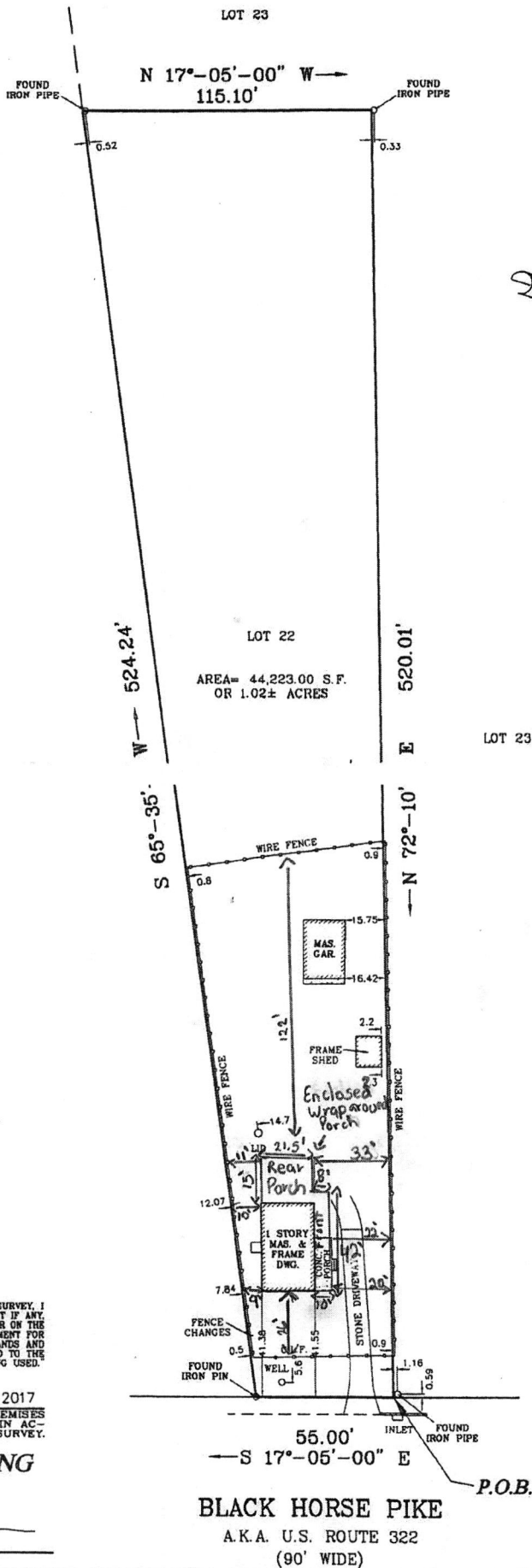
[Signature]

Zoning Officer Signature

Date

CC: Applicant, Land Use Board Secretary, file

900B No. DELSEA DRIVE  
PH



CERTIFIED TO:  
RAFAEL JIMENEZ

"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 NOV. 30, 2017 I MADE A SURVEY OF THE LANDS AND PREMISES SHOWN HEREON, AND THAT THIS PLAT IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

**BRUCE A. EWING**  
LAND SURVEYOR

41680

N.J. LICENSE NO. 35835

NOTES:  
BEING KNOWN AS LOT 22 IN BLOCK 8301 ON THE TOWNSHIP OF MONROE TAX MAPS.

SURVEY OF PREMISES  
3339 BLACK HORSE PIKE  
SITUATED IN  
TOWNSHIP OF MONROE  
COUNTY OF GLOUCESTER, NEW JERSEY

DRAWN BY: F.D.G. DATE: 11/30/17 SCALE: 1"=40'

**EWING**  
ASSOCIATES

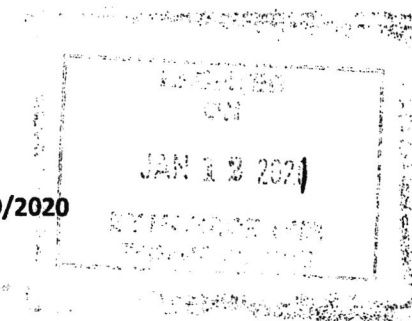
LAND SURVEYORS  
9008 No. DELSEA DRIVE, P.O. BOX 145, CLAYTON, N.J. 08312  
PHONE: (856) 881-4931

MTSPX20001

January 11, 2021

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

RE: **Lot Grading Waiver Application, Dated 12/29/2020**  
**Applicant: Angie Chavarria**  
**Lot 22, Block 8301**  
**3339 S. Black Horse Pike**



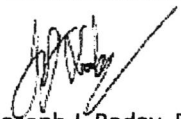
Dear Tara:

Our office has reviewed the above referenced Lot Grading Waiver Application and sketch provided. The lot is currently developed. The applicant proposes to construct a wraparound porch on the right side and rear of the house. The lot is approximately 1.2 acres.

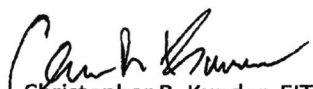
Upon our review, we find that the proposed lot grading should not have an adverse effect on the adjacent lots. We approve the application as submitted for Lot Grading Waiver.

Respectfully submitted,

Pennoni Associates, Inc.



Joseph J. Raday, PE, CME  
Township Engineer



Christopher R. Kunder, EIT  
Staff Engineer

Cc: (via email only)

Bryan Glaze, Construction Code Official  
Jennifer Wahl  
Judith DelConte  
Applicant (amjcontractorsllc@hotmail.com)

U:\Accounts\MTSPX\MTSPX20001 - General Engineering\COMMUNICATION\SENT\Grading Waiver\Grading Waiver Approval 3339 South Black Horse Pike.docx









