

**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. 10-53

Applicant: DONALD DeBrauce Owner: \_\_\_\_\_  
(If different than applicant)  
Address: 384 Broadlane RD Address: \_\_\_\_\_

WILLIAMSTOWN, NJ 08094

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

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

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

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

Property Address: 384 Broadlane RD

Plate: 53 Block: 5303 Lot: 7 Zoning Classification: FD10

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 \_\_\_\_\_

2. Brief description of real estate affected: Development Name: NONE

Location: 384 Broadlane RD

Nearest Cross-Street: Winslow Rd Lot size: 5.33 AC

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. NA  
(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: I'm requesting approval for a variance to complete a addition to my existing residence

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:

Based on the current positioning of my residence the lot diameter will only allow me to fall within 10 ft of the property line in order for me to complete the addition needed for the growth of my 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:

NO

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 30th day of December 2020

John Y. Wright, Notary Public  
(Notary Public)

Donald DeBree  
(Signature of Applicant)

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

**INDIVIDUAL ACKNOWLEDGMENT**

State/Commonwealth of New Jersey }  
County of Gloucester } ss.

On this the 30<sup>th</sup> day of December, 2020, before me,  
Sobrina Y WORTHINGTON, Notary Public, the undersigned Notary Public,

Donald DeBruce,  
personally appeared Donald DeBruce,  
Name(s) of Signer(s)

☒ personally known to me – OR –

☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed  
to the within instrument, and acknowledged to me  
that he/she/they executed the same for the purposes  
therein stated.

**SOBRINA Y WORTHINGTON**  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES JULY 2, 2025

WITNESS my hand and official seal.

Sobrina Y WORTHINGTON, Notary Public  
Signature of Notary Public  
Sobrina Y WORTHINGTON, Notary Public  
July 2, 2025

Any Other Required Information

(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

**OPTIONAL**

*This section is required for notarizations performed in Arizona but is optional in other states.  
Completing this information can deter alteration of the document or fraudulent reattachment  
of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_



**REFERRAL FORM TO THE LAND USE BOARDS**

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

Zoning Board:   C  

**APPLICATION DETAILS**

Date: 12/23/2020

Name of Applicant: Donald DeBauer

Address of Applicant: 384 Broadlane Rd

Block: 5303 Lot(S): 7

Zone: PD10 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:	<u>20</u>	<u>10</u>	_____
REAR YARD:	_____	_____	_____
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: \* Previously built addition was proposed 20 ft  
and constructed @ 5 ft.

Lara Nelson

Zoning Officer Signature

12/23/2020  
Date

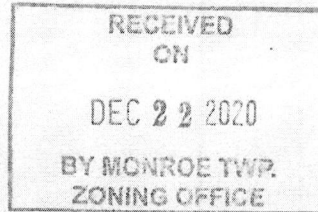
CC: Applicant, Land Use Board Secretary, file



MTSPX20001

December 22, 2020

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



RE: **Lot Grading Waiver Application, Dated 12/07/2020**  
**Applicant: Donald DeBruce**  
**Lot 7, Block 5303**  
**384 Broadlane Road**

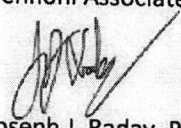
Dear Tara:

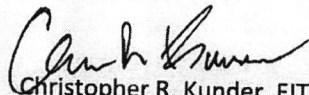
Out office has reviewed the above referenced Lot Grading Waiver Application and sketch provided. The lot is currently developed. The applicant proposes to construct 28' x 50' addition on the back of the dwelling. The lot is approximately 5.4 acres.

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

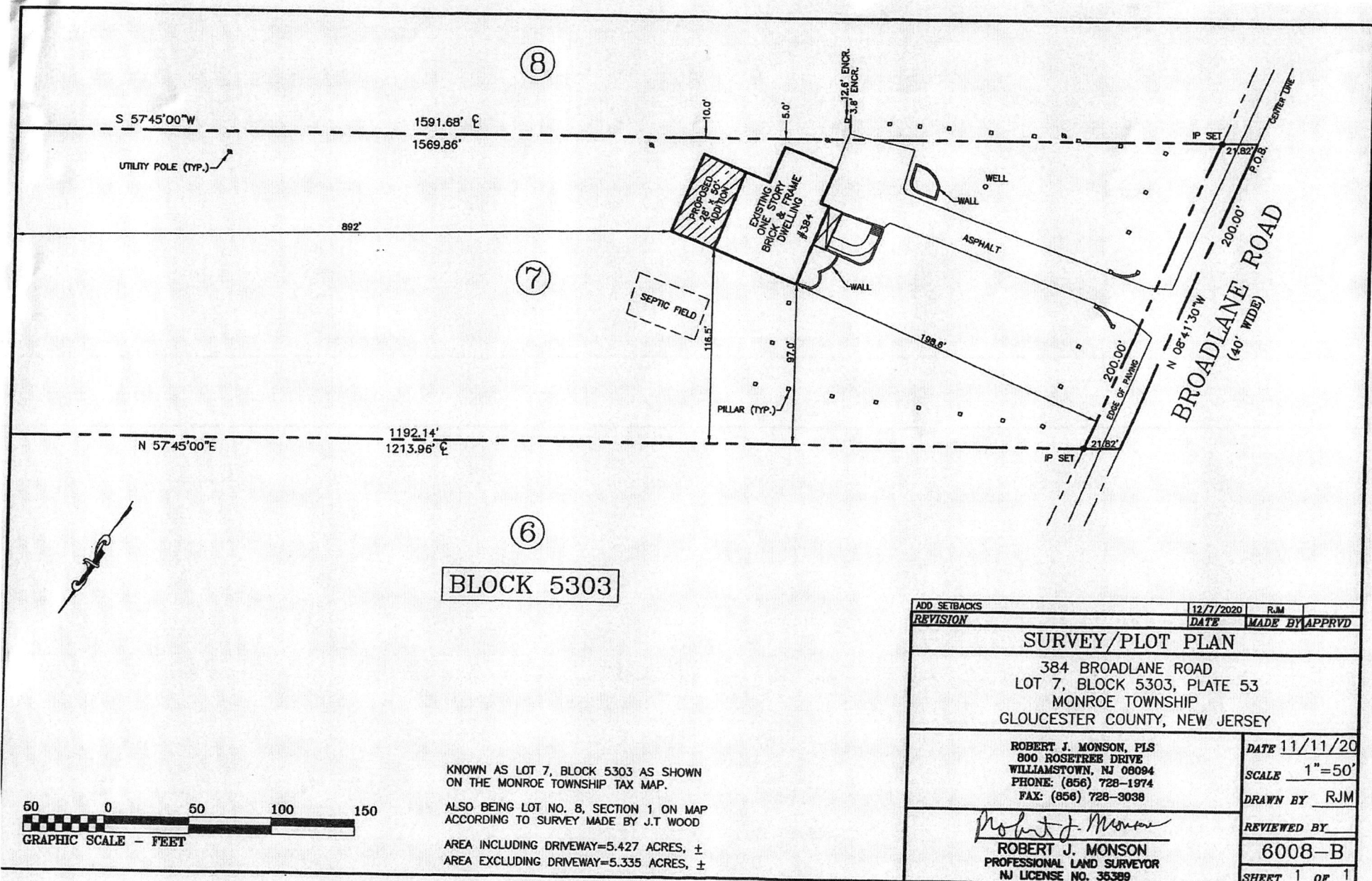
  
Christopher R. Kunder, EIT  
Staff Engineer

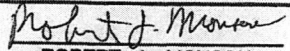
Cc: (via email only)

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

U:\Accounts\MTSPX\MTSPX20001 - General Engineering\COMMUNICATION\SENT\Grading Waiver\Grading Waiver Approval 384 Broadlane Road.docx





ADD SETBACKS	12/7/2020	RJM
REVISION	DATE	MADE BY
SURVEY/PLOT PLAN		
384 BROADLANE ROAD LOT 7, BLOCK 5303, PLATE 53 MONROE TOWNSHIP GLOUCESTER COUNTY, NEW JERSEY		
ROBERT J. MONSON, PLS 800 ROSETREE DRIVE WILLIAMSTOWN, NJ 08094 PHONE: (856) 728-1974 FAX: (856) 728-3038		DATE 11/11/20
 ROBERT J. MONSON PROFESSIONAL LAND SURVEYOR NJ LICENSE NO. 36389		SCALE 1"=50'
		DRAWN BY RJM
		REVIEWED BY
		6008-B
		SHEET 1 OF 1











