

**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. 20-51

Applicant: WALT CHOBERT Owner: \_\_\_\_\_  
(If different than applicant)

Address: 949 Blue Bell Rd Address: \_\_\_\_\_  
Williamstown NJ

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

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

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

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

Property Address: 949 Blue Bell Rd.

Plate: 120 Block: 12001 Lot: 14 Zoning Classification: RG-PR

1. Application concerns: (Check what is applicable)

Use ☒ Lot Area \_\_\_\_\_ Rear/Side/Front Yards \_\_\_\_\_ Height 16' w/ 2" 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: Blue Bell Rd

Nearest Cross-Street: Cockery Lane Lot size: 1.073 1.073 OWNER

Does Property Have Water/Sewer? sewer Private water Public

If use variance is requested for accessory structure, what is the square footage of existing home? 1800

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: 30 x 50 Pole Barn (NOT for  
a business purpose) 16' HIGH

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:

HARDSHIP Chase HELPING mother in  
PERSONAL STORAGE LAW

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 28th day of December 2020

(Notary Public)

(Signature of Applicant)

NINETTE M. ORBACZEWSKI

NOTARY PUBLIC, STATE OF NEW JERSEY

BOARD USE ONLY Date application received: \_\_\_\_\_ Deemed Complete: \_\_\_\_\_

MY COMMISSION EXPIRES  
OCTOBER 05, 2024

[04/02/19]

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

**REFERRAL FORM TO THE LAND USE BOARDS**

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

Zoning Board: X

**APPLICATION DETAILS**

Date: 1/5/2021  
 Name of Applicant: Walt Chobert  
 Address of Applicant: 949 Blue Bell Rd  
 Block: 12001 Lot(S): 14  
 Zone: RG PR 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:
USE:	<u>Access Bldg up to 900</u>	<u>1500 sq ft</u>	<u>Use Variance</u>
SIDE YARD:	<u>No More than 2' up to 900</u>	<u>and 3rd Bldg</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: \_\_\_\_\_

No height given  
Jana Nelms

Zoning Officer Signature

1/5/2021  
 Date

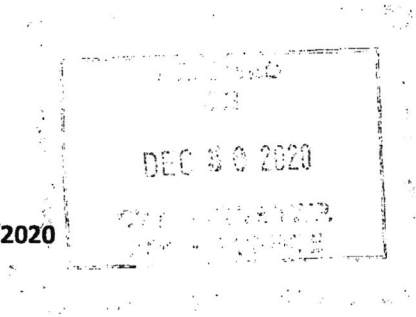
CC: Applicant, Land Use Board Secretary, file

MTSPX20001

December 29, 2020

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

RE: **Lot Grading Waiver Application, Dated 12/23/2020**  
**Applicant: Walt Chobert**  
**Lot 14, Block 12001**  
**949 Bluebell Road**



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 30' x 50' pole barn in the rear yard setback a minimum of approximately 28' from the side and 97' from the rear property lines. The lot is approximately 1 acre.

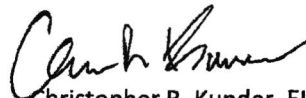
Upon our review, we find that the proposed lot grading should not have an adverse effect on the adjacent lots. We approve the application as submitted for Lot Grading Waiver.

Respectfully submitted,

Pennoni Associates, Inc.



Joseph J. Raday, PE, CME  
Township Engineer

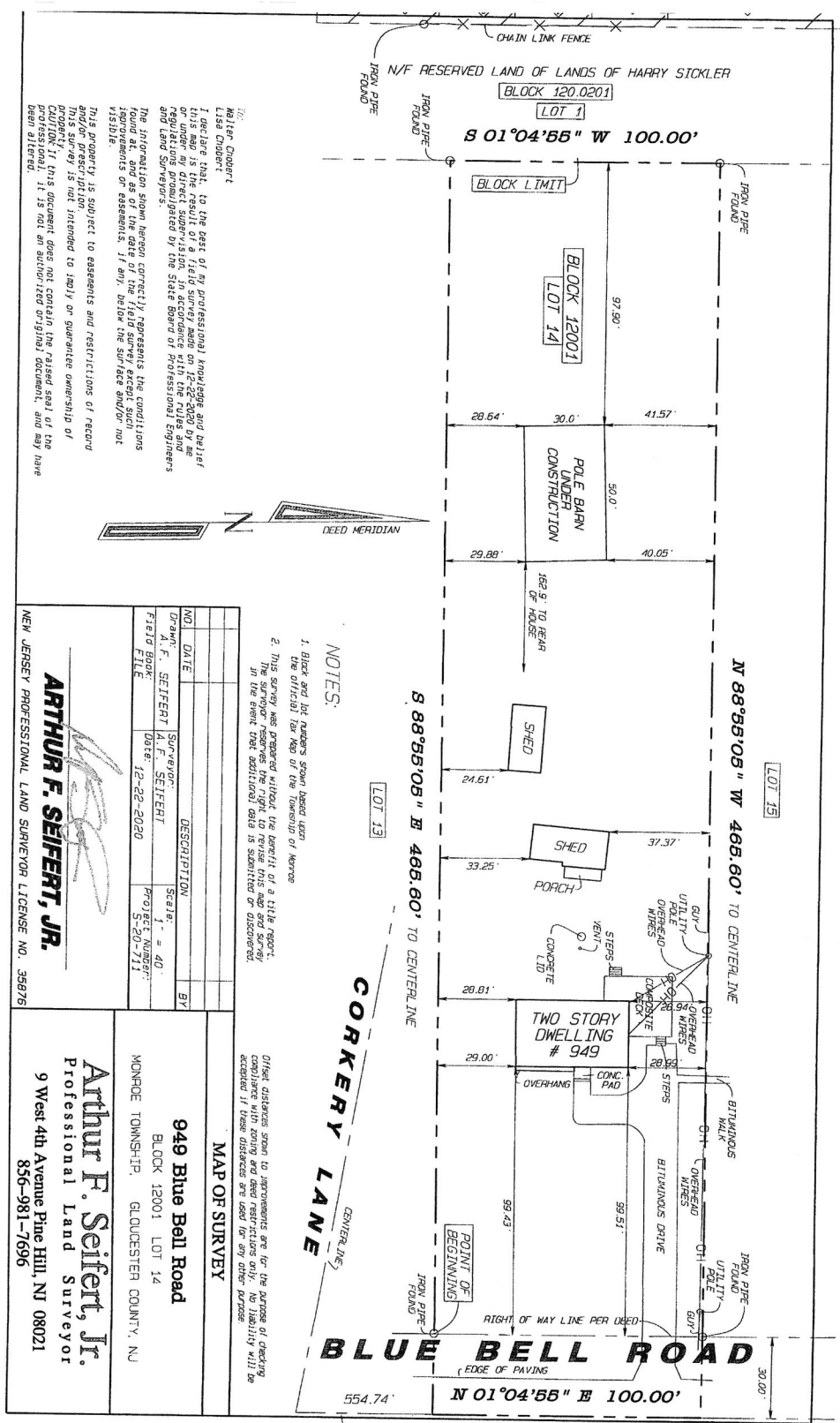


Christopher R. Kunder, EIT  
Staff Engineer

Cc: (via email only)

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

\\pennoni.com\data\Accounts\MTSPX\MTSPX20001 - General Engineering\COMMUNICATION\SENT\Grading Waiver\Grading Waiver Approval 949 Bluebell Road.docx



NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NO. 35876

**ARTHUR F. SEIFERT, JR.**

**Arthur F. Seifert, Jr.**  
Professional Land Surveyor  
9 West 4th Avenue Pine Hill, NJ 08021  
856-981-7696

72254-1

FREDERICK H. MCLENNEN  
PROF. ENG. & LAND SURVEYOR  
WILLIAMSTOWN, N. J.

MONROE TOWNSHIP GLOUCESTER Co., N. J.  
DEC. 14, 1972 SCALE 1"=50ft.

PLAN of SURVEY  
Lands to be conveyed by HARRY SICKLER to  
FRANK J. DERNGELO

1.073 AC.  
Tax Map  
Block #53  
Lot #8C

TO WHOM IT MAY CONCERN:  
I CERTIFY THAT THIS  
SURVEY WAS MADE ON  
THE GROUND AND IS  
CORRECT. THERE ARE NO  
ENCROACHMENTS EXCEPT  
THOSE SHOWN. ITS USE FOR  
TITLE PURPOSES IS  
CERTIFIED.

*Frederick H. McLenne*  
N. J. License #7379

CORNER LINE

BLUE BELL ROAD  
To Williamstown

FREDERICK H. MCLENNEN  
P E & L S  
WILLIAMSTOWN, N. J.



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](http://www.maserconsulting.com)

January 21, 2021

**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 (1<sup>st</sup> Review)  
Plate 120, Block 12001, Lot 14  
949 Blue Bell Road  
Zone: RG-PR, Regional Growth Planned Residential District  
Applicant: Walt Chobert  
Application № 20-51  
MC Project №: MMZ-082

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 50' (1500 s.f.) pole barn in the rear of his 2-story, 1800 s.f. single-family residence. The structure is proposed to be 16' in height and to be used for personal storage. There are two other sheds currently on his residential property.

**1.2 Existing Conditions**

The 1.073± acre parcel is located at 949 Blue Bell Road. The property contains an existing 2-story dwelling (approximately 1800 s.f.) with a bituminous driveway and two sheds. The property is served by private sewer and public water and is zoned RG-PR, Regional Growth-Planned Residential District. (The applicant also owns adjacent lot 13 which contains 1.073± acres and is currently a vacant lot.)

*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, south and west as well as across from the PIQ are also zoned RG-PR, Regional Growth-Planned Residential and contain single family detached and townhome residential uses as well as an undeveloped parcel to the south being lot 13.

### 2.0 Materials Reviewed

We have reviewed the referenced submission, encoded by the Zoning Board as #20-51, received January 15, 2021 via email, consisting of the following:

<i>Sheet</i>	<i>Title</i>	<i>Date</i>
---	Application	December 28, 2021
---	Zoning Office Referral to Zoning Board	January 5, 2021
---	Lot Grading Waiver Approval, Pennoni	December 29, 2020
---	Reduced Size – Map of Survey	December 22, 2020
---	Sketch – Plan of Survey	December 14, 1972

The most current survey is signed by Arthur F. Seifert, Jr., PLS.

### 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. All farmland structures shall adhere to the setback requirements of this chapter.

- (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 with 1500 s.f. and a third accessory building where the property already contains two (2) sheds. It is noted that the proposed garage will have a conforming height of 16 feet. As proposed, variances are required.





### 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 25 feet (50 feet x 50%). The plan conforms to this requirement.
2. **Side Yard Setback:** The minimum required side yard setback is 10 feet (20 feet x 50%). The plan conforms to this requirement.
3. **Rear Yard Setback:** The minimum required rear yard setback is 25 feet (50 feet x 50%). The plan conforms to this requirement.
4. **Lot Coverage:** The maximum permitted lot coverage is 10 percent. 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 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 as to how the proposed garage will be accessed. Are there any new proposed parking areas or new driveway surface treatments being proposed?
- 7.5 The site is served by an onsite sewer and public well. Testimony should be provided as to the approximate location of the onsite sewer and that the proposed improvements will not interfere with same.



Dawn M. Farrell, Administrative Clerk  
MC Project No. MMZ-082  
January 21, 2021  
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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,

**COLLIERS ENGINEERING & DESIGN, INC.  
DBA MASER CONSULTING, INC.**

A handwritten signature in black 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

210121\_chobert\_review 1.docx





