

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF MONROE  
GLOUCESTER COUNTY**

125 VIRGINIA AVENUE SUITE 5  
WILLIAMSTOWN, N.J. 08094  
(856) 728-9800  
Ext/ #270 / #271 / #289

**NOTICE OF APPLICATION OR APPEAL**

ZBA No. 21-01

Applicant: Robert + Christine Ebner Owner: \_\_\_\_\_  
(If different than applicant)

Address: 780 Kristin Lane Address: \_\_\_\_\_  
Williamstown NJ 08094

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

Fax No. \_\_\_\_\_ E-Mail Address: \_\_\_\_\_  
cindy@thepoolstore.com

Attorney: \_\_\_\_\_ Telephone No. \_\_\_\_\_

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

Property Address: 780 Kristin Lane, Williamstown NJ 08094

1. Application concerns: (Check what is applicable)

Use \_\_\_\_\_ Lot Area \_\_\_\_\_ <sup>REAR</sup> Yards \_\_\_\_\_ Height \_\_\_\_\_ Addition \_\_\_\_\_ Existing Building \_\_\_\_\_

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

Minor Subdivision \_\_\_\_\_ Major Subdivision \_\_\_\_\_ Alleged Error of Township Official \_\_\_\_\_

Other LOT COVERAGE

2. Brief description of real estate affected: Lot size: 12,791 sq. ft.

Location: 780 Kristin Lane Development Name: Federal Hill

Nearest Cross-Street: \_\_\_\_\_ Does Property Have Sewer? yes

Plate: \_\_\_\_\_ Block: 13103 Lot: 21 Zoning Classification: RG-MR

Is this in a Pinelands area? \_\_\_\_\_ if yes, Certificate of Filing No. \_\_\_\_\_  
(Please attach a copy of Certificate of Filing if applicable)

Present use: 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: Requesting rear setback relief. Proposed setback is 9ft where 10ft is required. Also requesting 40% impervious lot coverage max where 30% is required and any other variances/waivers necessary for approval for installation of an inground swimming pool.

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:

7. If there has 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 12 day of January 20 21

Cindy Murschell  
(Notary Public)

CINDY MURSHELL  
NOTARY PUBLIC OF NEW JERSEY  
Comm: # 50055994  
My Commission Expires 3/6/2022

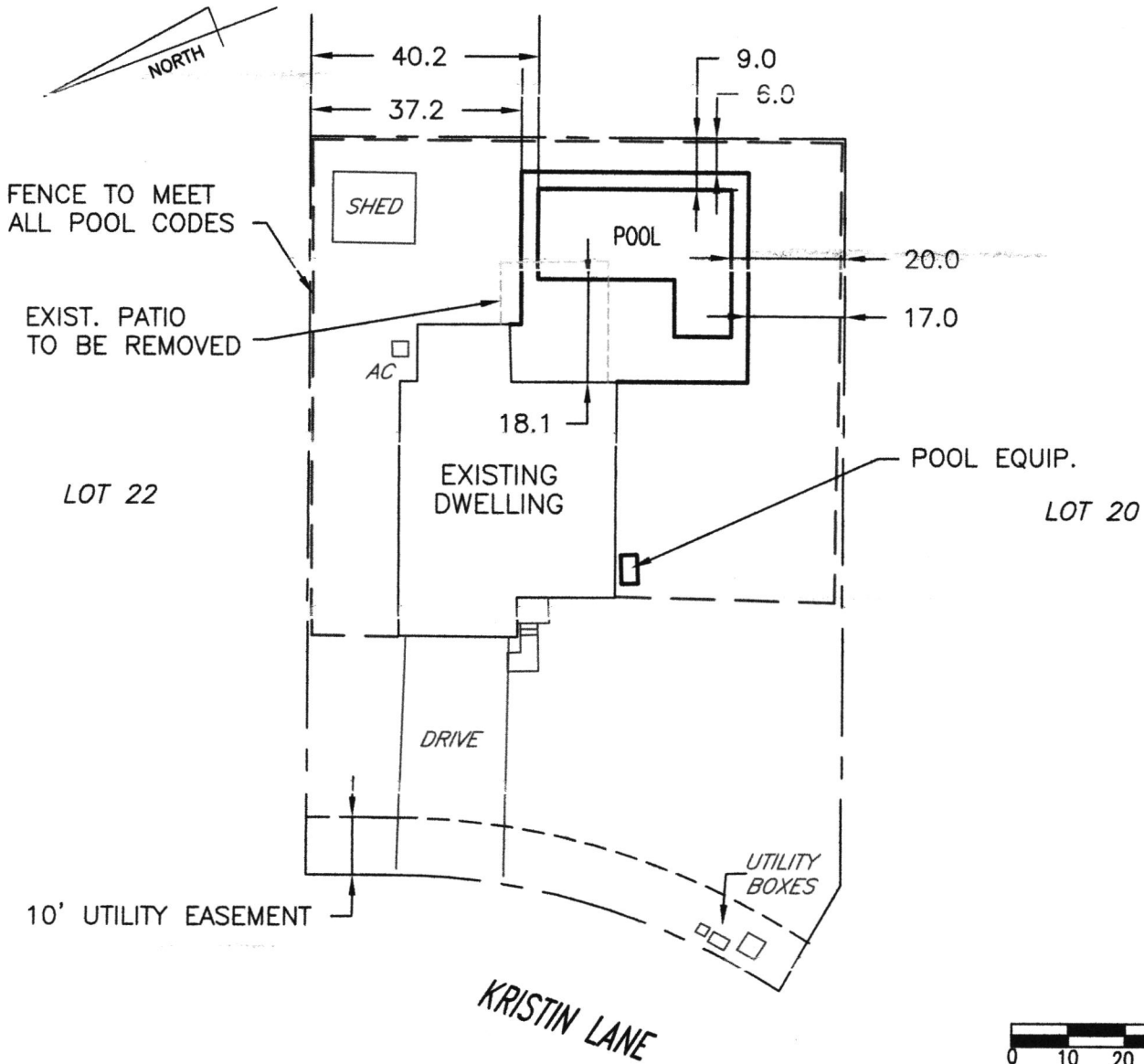
CINDY MURSHELL  
NOTARY PUBLIC OF NEW JERSEY  
Comm: # 50055994  
My Commission Expires 3/6/2022

[Signature]  
(Signature of Applicant)

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

GRADE AT BUILDING CORNERS  
TO REMAIN UNCHANGED.

LOT 42



0 10 20 30  
SCALE IN FEET

EXISTING LOT COVERAGE	
BUILDING	1764 SF
DRIVE & WALK	836 SF
PATIO (TO BE REMOVED)	366 SF
SHED	178 SF
TOTAL	3164 SF
PERCENTAGE	24.7%
PROPOSED LOT COVERAGE	
BUILDING	1764 SF
DRIVE & WALK	836 SF
SHED	178 SF
POOL & CONC.	1500 SF
TOTAL	4278 SF
PERCENTAGE	33.4%
LOT SIZE	0.29 AC
	12791.43 SF

LOT 21, BLOCK 13103  
MONROE TOWNSHIP  
GLOUCESTER COUNTY, NEW JERSEY  
DATE: 11/27/20 SCALE: 1"=30'



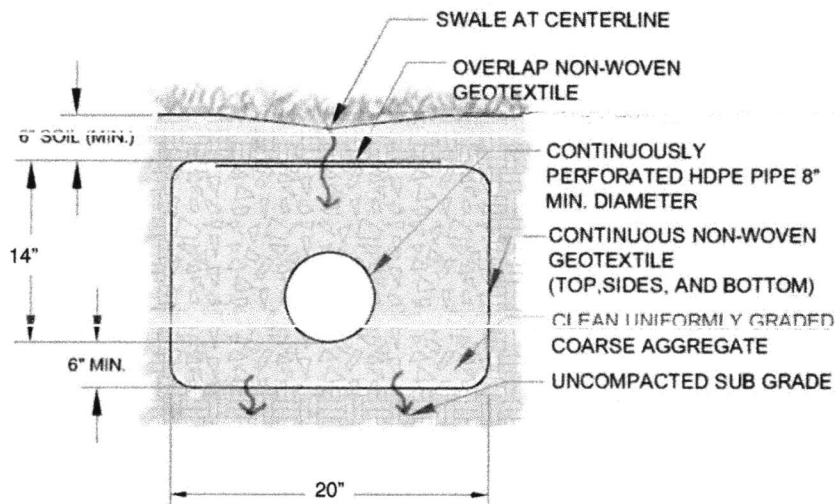
**Stormwater Quality Design Storm**  
**Hydrograph Computation with Modified Rational Method**  
**(per Example 5-1, NJ Stormwater Best Management Practices Manual)**

A = drainage area (acres)	A = 1114 sf	0.0256 acres	(new impervious)
C = Rational Method runoff coefficient	C = 0.990		
	Rainfall intensity (inches per hour)	1.25 in/hr	(Fig. 5-4, 10-year storm)
D = storm duration (hours)	D = 2 hours		(Fig. 5-4, 10-year storm)
I = rainfall intensity / D (inches per hour)	I = 0.625 in/hr		
Q = volume flow rate, $Q = CIA$ (cfs)	Q = 0.0158 cfs		
V (storm) = volume, $V = Q \times D \times 3600$ sec/hour	V = 113.93 cf		

**Infiltration Trench System**

Area of pipe	50.27 in <sup>2</sup>	(8" dia. Pipe)
Area of stone	139.89 in <sup>2</sup>	(6" on all sides of pipe; 0.4 void capacity)
Total Area	190.16 in <sup>2</sup>	1.321 sf
Length of system	87 ft	
Volume of system	114.89 cf	

V (system) >= V (storm) ? **OK**



**RECHARGE TRENCH DETAIL**

















