

**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. 21-03

Applicant: Personal Home Renovations LLC Owner: _____

Address: 632 Johnson rd (If different than applicant)
Address: _____

Sicklerville, NJ 08081

Telephone No. _____ Telephone No. _____

Fax No. _____ E-Mail Address: _____

Attorney: _____ E-Mail Address: _____
Telephone No. _____

Address: _____

Property Address: 11607 McCarty ave

Plate: _____ Block: 602 Lot: 14 Zoning Classification: R2

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 Bulk variance (30%)

2. Brief description of real estate affected: Development Name: _____

Location: 11607 McCarty ave

Nearest Cross-Street: Crystal dr Lot size: 125' x 150'

Does Property Have Water/Sewer? ☒ Private ☒ Public
septic water

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

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

Present use: SFD 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: Bulk variance to allow for usage of 30% of lot to build a 16' x 40' addition on to home

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 are removing + rebuilding existing 15' x 14' structure due to lack of code compliance and want to add the total 16' x 40' addition to allow for more living space.

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 22nd day of January 2021

Jennifer Lynn Harrison

JENNIFER L. HARRISON
NOTARY PUBLIC OF NEW JERSEY
Commission # 2333483
My Commission Expires 12/17/2025

Kenneth J. [Signature]
(Signature of Applicant)

BOARD USE ONLY Date application received: 1/22/21 Deemed Complete: _____

[04/02/19]

Public hearing date: 2/16/21 By: [Signature]

REFERRAL FORM TO THE LAND USE BOARDS

Planning Board: _____

Zoning Board: ✓

APPLICATION DETAILS

Date: _____

Name of Applicant: Personal Home Renovations

Address of Applicant: 1607 McCarty Ave

Block: 602 Lot(S): 14

Zone: R2 Pinelands: _____

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

<u>VARIANCES:</u>	<u>REQUIREMENTS:</u>	<u>PROPOSED:</u>	<u>NEED:</u>
-------------------	----------------------	------------------	--------------

USE:

SIDE YARD:	<u>20</u>	<u>48.8</u>	<u>oh</u>
------------	-----------	-------------	-----------

REAR YARD:	<u>75</u>	<u>30</u>	<u>Bulk</u>
------------	-----------	-----------	-------------

FRONT YARD:	<u>X</u>	<u>X</u>	<u>X</u>
-------------	----------	----------	----------

BULK:	_____	_____	_____
-------	-------	-------	-------

LOT AREA:	_____	_____	_____
-----------	-------	-------	-------

LOT WIDTH:	_____	_____	_____
------------	-------	-------	-------

LOT COVERAGE:	<u>20%</u>	<u>+20%</u>	<u>Bulk</u>
---------------	------------	-------------	-------------

ENCROACHMENT INTO BUFFER	<u>2500</u>	<u>approx 2530</u>	_____
--------------------------	-------------	--------------------	-------

WAIVERS:

SIDEWALK WAIVER _____

SITE PLAN WAIVER _____

SITE PLAN:

MINOR SITE PLAN _____

MAJOR SITE PLAN _____

SUBDIVISION

MINOR SUBDIVISION _____

MAJOR SUBDIVISION _____

COMMENTS: With Addition Lot Coverage will be over 20% by approx 908sq.ft.

Lara Nelson

Zoning Officer Signature

Date

CC: Applicant, Land Use Board Secretary, file



ZONING PERMIT APPLICATION

~Please be sure to read checklist before completing and submitting application~

OFFICE USE ONLY:		
DATE APP COMPLETE	ZONE	APP #
1/15/21	R2	11615

TOWNSHIP OF MONROE
Zoning Department
125 Virginia Avenue
Williamstown, NJ 08094
www.monroetownnj.org
(856)728-9800 ext. 237, 222
RESIDENTIAL FEE - \$50
NON-RESIDENTIAL FEE - \$100
RESUBMISSION/CHANGE FEE - \$25

A Zoning Permit must be obtained prior to the construction, restoration, addition to, or alteration of any structure within the Township of Monroe, and prior to the issuance of a building permit. (Monroe Twp Code 175-3A)

Work Site Information:	
Work Site Address: 1607 McCarthy Ave	Block: 602 Lot: 14 Qualifier:
Property & Owner Information	
Owner Name: Personal Home Renovations LLC	Tenant/Contractor Information (if Applicable)
Owner Mailing Address: 632 Johnson Rd Sicklerville, NJ 08081	Contractor Name: Personal Design + Construction
Owner Phone #: ()	Contractor Address: 632 Johnson Rd Sicklerville, NJ 08081
	Contractor Phone #:
The property has (Circle One/Answer all):	
Sewer or Septic: <input checked="" type="radio"/> Sewer <input type="radio"/> Septic	Business Tenant Name:
Pinelands: Yes or <input checked="" type="radio"/> No	Tenant Address Outside of Location:
Wetlands: Yes or <input checked="" type="radio"/> No	
HOA: Yes or <input checked="" type="radio"/> No	
Easement: <input checked="" type="radio"/> Yes or <input type="radio"/> No	
Variance Approval: Yes or <input checked="" type="radio"/> No If yes, Resolution #	Tenant Phone #:

Commercial Applicants must submit Business Questionnaire in addition to Zoning Permit Application

Did you attach a copy of your Survey / Plot Plan as directed on the checklist with setbacks stated? Yes ☒ No ☐

Email address where any questions, status change and approval or denial can be sent _____

PROPOSED USE/STRUCTURE/IMPROVEMENT - Please state first what you are requesting an approval for, and then include as much detail as possible, including all dimensions including height of structures, solar panel count and sq. ft. of concrete when applicable.
Demolition of existing 14' x 16' back room structure to then construct a new 16' x 40' addition to allow for more living space. The demolition of the existing 14' x 16' structure is required to allow for installation of proper footings for the new 16' x 40' addition. New addition will have an 8' room height.

Certification in Lieu of Oath

I hereby certify that I am the owner of record and am authorized to make the application. I further understand that it is the owner's responsibility to verify with the state that no wetlands and/or flood hazard areas or conservation easements are being disturbed by the proposed activity/activities. The owner is also responsible for any repairs that may result from patio/deck/pool installations/enlargements that encroach upon any easement.

I also understand that the Zoning Permit will expire ONE YEAR from the date of issuance, unless extended by the date stated on the permit. All permits require closure, by either a UCC Certificate or notification by the Owner of the Property or Contractor.

Property Owner ONLY - Print: Kevin Goodwin Signature: Kevin Goodwin Date: 1/13/21

OFFICE USE ONLY BELOW:

Fee Collected: 60		Check #: 1049		PAYMENT INFORMATION:	
Cash:		MO#:		Received: <u>1/15/21</u>	
ENGINEERING & INSPECTION		INFORMATION		ONLY	
ENGINEERING REQUIRED		Rec'd Approval		Rec'd Final Compliance	
GRADING WAIVER GRANTED		Rec'd Approval		ENGINEERING NOT REQUIRED	
Inspection Date Performed & Findings:					
Permit Closure Document and Date:					

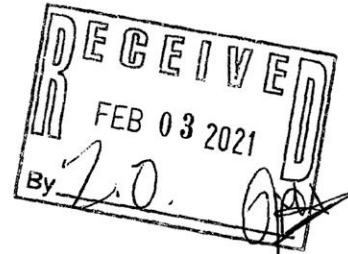
APPROVED BY ZONING OFFICER: _____ Date: _____

MTSPX20001

January 29, 2021

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

RE: **Lot Grading Waiver Application, Dated 1/15/2021**
Applicant: Personal Home Renovations, LLC
Lot 14 Block 602
1607 McCarty Avenue




Dear Tara:

Our office has reviewed the above referenced Lot Grading Waiver Application and sketch provided.

The applicant requests approval to demolish an existing 16' x 14' backroom and construct a 16' x 40' addition. Given the additional information provided, we find that the addition 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 Raday, PE, CME
Township Engineer



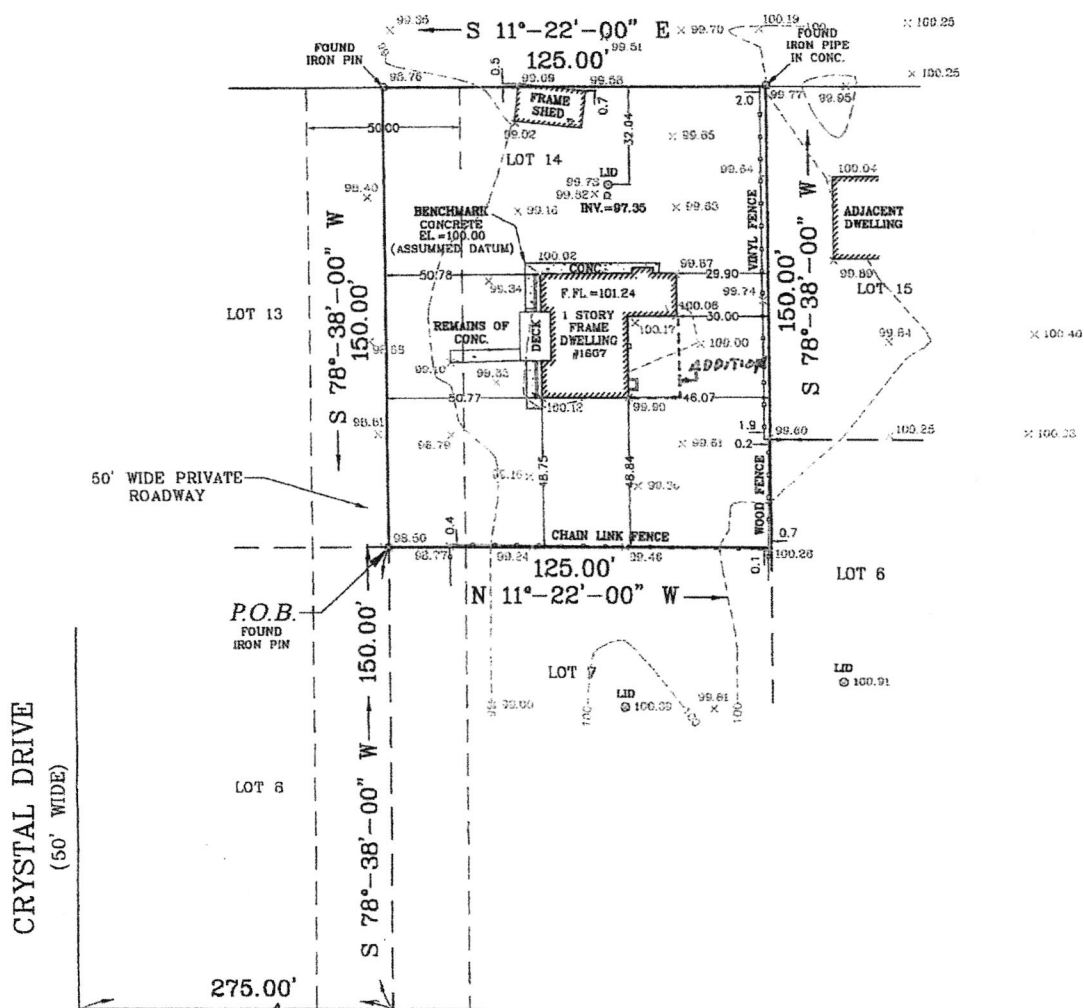
Christopher R. Kunder, EIT
Staff Engineer

Cc: (via email only)

Bryan Glaze, Construction Code Official
Jennifer Wahl
Judith DelConte
Personal Home Renovations, LLC (Kevrgood@comcast.net)

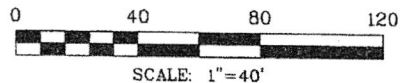
U:\Accounts\MTSPX\MTSPX20001 - General Engineering\COMMUNICATION\SENT\Grading Waiver\Grading Waiver Approval 1607
McCarthy Ave.docx

BOSTON AVENUE
(50' WIDE)



McCARTHY AVENUE
(50' WIDE)

NOTES:
BEING KNOWN AS LOT 14 IN BLOCK 602 ON THE
TOWNSHIP OF MONROE TAX MAPS.



CERTIFIED TO:
PERSONAL HOME RENOVATIONS, LLC.

"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 JAN. 8, 2021
I MADE A SURVEY OF THE LANDS AND PREMISES
SHOWN HEREON, AND THAT THIS PLAT IS IN AC-
CORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

BRUCE A. EWING
LAND SURVEYOR

44098

N.J. LICENSE NO. 35835

SURVEY OF PREMISES
1607 McCARTHY AVENUE
SITUATED IN
TOWNSHIP OF MONROE
COUNTY OF GLOUCESTER, NEW JERSEY

DRAWN BY: F.D.G. DATE: 1/8/21 SCALE: 1"=40'

EWING
ASSOCIATES
LAND SURVEYORS

900B No. DELSEA DRIVE, P.O. BOX 145, CLAYTON, N.J. 08312
PHONE: (856) 881-4931





