

**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. 21-06

Applicant: JOEY M CLIDY Owner: _____
(If different than applicant)

Address: 2178 STANGER AVENUE Address: _____

WILLIAMSTOWN NJ 08094

Telephone No. _____ Telephone No. _____

Fax No. _____ E-Mail Address: _____

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

Address: _____

Property Address: 2178 STANGER AVENUE WILLIAMSTOWN NJ

Block: 13001 13.02 Lot: 13.02 Zoning Classification: R-2

1. Application concerns: (Check what is applicable)

Use _____ Lot Area _____ Yards _____ Height _____ Addition _____ Existing Building _____

Proposed building _____ Minor/Major Site Plan _____ Minor/Major Subdivision _____

Alleged Error of Township Official _____ Other lot coverage

2. Brief description of real estate affected: Development Name: N/A

Location: 2178 Stanger Avenue

Nearest Cross-Street: Steeplechase Dr Lot size: 200' x 400'

Does Property Have Water/Sewer? ☒ Private _____ Public _____

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

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

Present use: single family home 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: N/A NO: _____

4. If this is an appeal action of a Township Official: Date of Action: N/A

Your statement of alleged error of Township Official (Include name and title of Official) _____

5. State, in detail, what you want: I am requesting a lot coverage variance for the installation of a 45' x 28' inground pool with a covered patio. I am asking for a total of 3090 lot coverage in the event I want to add an accessory structure at a later date.

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:

I have almost 2 acres of property - I don't believe an increase to 3090 lot coverage is excessive. My house & patio are already at 16,790 so anything I want to put on the property will cause me to go over the 2090.

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 3rd day of February 2021

Ninette M. Orbaczewski
(Notary Public)

NINETTE M. ORBACZEWSKI
NOTARY PUBLIC, STATE OF NEW JERSEY

[Signature]
(Signature of Applicant)

BOARD USE ONLY MY COMMISSION EXPIRES OCTOBER 03, 2024 Date application received: 2-3-2021 Deemed Complete: _____

REFERRAL FORM TO THE LAND USE BOARDS

Planning Board: _____

Zoning Board: X

APPLICATION DETAILS

Date: 1/20/2021

Name of Applicant: Joy Chidy

Address of Applicant: 2178 Stanger Avenue

Block: 5001 Lot(S): 13.02

Zone: R2 Pinelands: W/Septic

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:	_____	_____	_____
SIDE YARD:	_____	_____	_____
REAR YARD:	_____	_____	_____
FRONT YARD:	_____	_____	_____
BULK:	_____	_____	_____
LOT AREA:	_____	_____	_____
LOT WIDTH:	_____	_____	_____
LOT COVERAGE:	<u>20%</u>	<u>21.1%</u>	<u>Bulk</u>
ENCROACHMENT INTO BUFFER	_____	_____	_____

WAIVERS:

SIDEWALK WAIVER _____

SITE PLAN WAIVER _____

SITE PLAN:

MINOR SITE PLAN _____

MAJOR SITE PLAN _____

SUBDIVISION

MINOR SUBDIVISION _____

MAJOR SUBDIVISION _____

COMMENTS: _____

Sara Helas

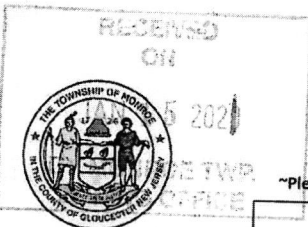
Zoning Officer Signature

1/20/2021

Date

CC: Applicant, Land Use Board Secretary, file

*Spoke to owner 1/20/2021 - moving forward



ZONING PERMIT APPLICATION

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

DATE APP COMPLETE 1/15/21 OFFICE USE ONLY ZONE R2 APP # 11616

TOWNSHIP OF MONROE
Zoning Department
125 Virginia Avenue
Williamstown, NJ 08094
www.monroetownshipnj.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: 2178 Stanger Avenue	Block: 15001 Lot: 13.02 Qualifier:
Property & Owner Information	
Owner Name: Joey Clidy	Tenant/Contractor Information (if Applicable)
Owner Mailing Address: 2178 Stanger Avenue Williamstown, NJ 08094	Contractor Name: Budd's Pools
Owner Phone #:	Contractor Address: 950 Cooper Street, Deptford NJ 08096
The property has (Circle One/Answer all): <input checked="" type="radio"/> Sewer or Septic	Contractor Phone #: 856-845-9000
Pinelands: Yes or <input checked="" type="radio"/> No	Business Tenant Name:
Wetlands: Yes or <input checked="" type="radio"/> No	Tenant Address Outside of Location:
HOA: Yes or <input checked="" type="radio"/> No	
Easement: Yes or <input checked="" type="radio"/> No	
Variance Approval: Yes or 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 chrisv@buddspools.com

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.

Installation of a 903 Square Foot In-Ground Swimming Pool (45' x 28' Irregular Shape); 6' Deep.

Installation of 1,700 Square Foot Patio.

Installation of a 16' x 16' Roof Structure.

Installation of a Pool Code Fence (Ornamental Aluminum) 520' with 3 Gates

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: Joey Clidy Signature: [Signature] Date: 1/15/2021

OFFICE USE ONLY BELOW:

Fee Collected: <u>50</u> Check #: <u>094</u>		PAYMENT INFORMATION:	
ENGINEERING & INSPECTION		Cash: MO#:	Received: <u>[Signature]</u> <u>1/15/21</u>
ENGINEERING REQUIRED	Rec'd Approval	ONLY	
GRADING WAIVER GRANTED	Rec'd Approval	Rec'd Final Compliance	
Inspection Date Performed & Findings:		ENGINEERING NOT REQUIRED	
Permit Closure Document and Date:			

APPROVED BY ZONING OFFICER: _____ Date: _____

ALL UNDERGROUND FACILITIES TO BE IDENTIFIED
AND LOCATED PRIOR TO CONSTRUCTION.

— = SLOPE 0.25" PER FOOT MIN.

GRADE AT BUILDING CORNERS
TO REMAIN UNCHANGED.

NEW DRAINAGE SYSTEM INFORMATION

ITEM	DESCRIPTION	GR. ELEV.	INV. ELEV.
A	NEW CATCH BASIN	94.3	93.55
B	NEW CATCH BASIN	93.25	92.50

FENCE TO MEET
ALL POOL CODES

■ = 12"x12" CATCH BASIN (2 REQ'D)

CATCH BASINS SHALL BE
NDS MODEL 1200BKIT (PVC)
OR APPROVED EQUAL.

LOT 13.01

4" DIA. P.V.C. PIPE

N17°56'00"E
419.95'

DRIVE

EXISTING
DWELLING

FFE=100.0

PATIO

POOL

POOL EQUIP.

S17°56'00"W
293.19'

LOT 13.03

APPLICANT: JOEY CLIDY
2178 STANGER AVENUE
WILLIAMSTOWN, NJ, 08094

0 10 20 30 40 50
SCALE IN FEET

F.F. EL.=100.0
(ASSUMED DATUM)
(BENCH MARK)

— = DEFINED SWALE

NOTE:
SURVEY INFORMATION OBTAINED FROM
"FOUNDATION SURVEY BLOCK 15001, LOT 13.02
MONROE TOWNSHIP, GLOUCESTER COUNTY, N.J."
AS PREPARED BY STEPHEN DATZ.

PLAN OF TOPOGRAPHY BY DAREN LEEPER, P.L.S. ON
10/22/20.

THE CONTRACTOR IS RESPONSIBLE FOR
VERIFYING THAT THE FINAL CONSTRUCTED CONDITIONS
CONFORM TO THE INDICATED PROPOSED GRADING.

POOL GRADING PLAN

LOT 13.02, BLOCK 15001

MONROE TOWNSHIP

GLOUCESTER COUNTY, NEW JERSEY

DATE: 11/25/20

SCALE: 1"=50'

James E. Maccariella Jr.
N.J. PROFESSIONAL ENGINEER LICENSE NO. 39928
JAMES E. MACCARIELLA JR.
38 COUNTRY SQUIRE LANE
MARLTON, NJ 08053 609-560-1845

FENCE TO MEET
ALL POOL CODES

LOT 13.01

LOT 14

EXISTING LOT COVERAGE

BUILDING	3598 SF
DRIVE & WALK	7642 SF
PATIO	667 SF

TOTAL	11907 SF
PERCENTAGE	16.7%

PROPOSED LOT COVERAGE

BUILDING	3598 SF
DRIVE & WALK	7642 SF
PATIO	667 SF
POOL & CONC.	3161 SF

TOTAL	15068 SF
PERCENTAGE	21.1%

LOT SIZE	1.64 AC
	71315 SF

NORTH

LOT 13.03

POOL EQUIP.

EXISTING
DWELLING

PATIO

POOL

DRIVE

STANGER AVENUE

0 10 20 30 40 50
SCALE IN FEET

LOT 13.02, BLOCK 15001
MONROE TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
DATE: 11/25/20 SCALE: 1"=50'









