

**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. 21-08

Applicant: Marvin Tucker Owner: _____
(If different than applicant)

Address: 612 6th St. Address: _____
Hteco, NJ 08004

Telephone No. _____ Telephone No. _____

Fax No. _____ E-Mail Address: _____

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

Address: _____

Property Address: Janvier Rd

Plate: _____ Block: 12601 Lot: 51 Zoning Classification: RD-A

1. Application concerns: (Check what is applicable)

Use _____ Lot Area _____ Rear/Side/Front _____ Height _____ Addition _____ Existing Building _____

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

Alleged Error of Township Official _____ Other Lot frontage & lot width

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

Location: Janvier Rd.

Nearest Cross-Street: Hancock Lot size: +/- 4.50 acres

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. 1993-0807.001
(Please attach a copy of Certificate of Filing if applicable)

Present use: - 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) -

n/a

5. State, in detail, what you want: A variance for Lot ¹⁵⁰ Frontage + Lot ¹⁵⁰ width @ road.
to Build single family Bulk variance
lot frontage & width only 43.65

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 purchased land from builder around 2008. It was stated that it
was a buildable lot. It is a Flag lot 200 x nos w/road 50x250
Pinelands approved. I would love to live here. It's beautiful!

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:

n/a

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 5th day of FEBRUARY 2021

Ninette M. Orban
(Notary Public)

Manny Tucker
(Signature of Applicant)

NINETTE M ORBACZEWSKA
NOTARY PUBLIC, STATE OF NEW JERSEY
BOARD USE ONLY
OCTOBER 05, 2024

Date application received: 2/5/2021 Deemed Complete: -

[04/02/19]

Public hearing date: 3/2/2021 By: -

REFERRAL FORM TO THE LAND USE BOARDS

Planning Board: _____

Zoning Board: X

APPLICATION DETAILS

Date: 1/27/2021
 Name of Applicant: Maurin Tucker
 Address of Applicant: Janvier Rd
 Block: 12401 Lot(S): 51
 Zone: RDA 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:	_____	_____	_____
SIDE YARD:	_____	_____	_____
REAR YARD:	_____	_____	_____
FRONT YARD:	_____	_____	_____
BULK:	_____	_____	_____
LOT AREA:	_____	_____	_____
LOT FRONTAGE	<u>150</u>	<u>113.65</u>	<u>Bulk</u>
LOT WIDTH:	<u>150</u>	<u>43.63</u>	
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: See Denial for In Law Suite Note

Jana Nelson
 Zoning Officer Signature

1/27/2021
 Date



ZONING PERMIT APPLICATION

Please be sure to read checklist before completing and submitting application

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

OFFICE USE ONLY:
DATE APP COMPLETE 12/28/20 ZONE RDA APP # 11581

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: <u>Janvier Rd</u> Block: <u>12601</u> Lot: <u>51</u> Qualifier:	
Property & Owner Information	
Owner Name: <u>Marvin Tucker</u>	
Owner Mailing Address: <u>612 6th St</u> <u>Atco, NJ 08004</u>	
Owner Phone #:	
Tenant/Contractor Information (if Applicable)	
Contractor Name:	
Contractor Address:	
Contractor Phone #:	
Business Tenant Name:	
Tenant Address Outside of Location:	
Tenant Phone #:	
The property has (Circle One/Answer all): Sewer or <u>Septic</u>	
Pinelands: <u>Yes</u> or No	Wetlands: Yes or <u>No</u>
HOA: Yes or No	Easement: Yes or <u>No</u>
Variance Approval: Yes or No If yes, Resolution #	

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.

Single Family Residential (New Construction) 2473 sq ft.
4 BD, 5 BA, Family Room, Great Room, Rec. Room, Office/Study
Full finished basement w/ 1 Full Bath
1 Covered Patio 18x18
1 Covered Front Porch 12x8
2 Car Garage - Attached 29x29 (Total 4 BD 5 1/2 BA)

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: Marvin Tucker Signature: Marvin Tucker Date: 1/29/21

OFFICE USE ONLY BELOW:

PAYMENT INFORMATION:		
Fee Collected:	Check #:	Cash: MO#: Received:
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: _____



State of New Jersey

THE PINELANDS COMMISSION

PO Box 7

NEW LISBON NJ 08064

(609) 894-7300

CERTIFICATE OF FILING

(Density Transfer)

JON S. CORZINE
Governor

JOHN C. STOKES
Executive Director

April 2, 2007

Slice of the Dream, LLC
Attn: Robert J. Smith, Esq.
112 Johnson Rd.
Turnersville, NJ 08012

Please Always Refer To
This Application Number

Re: Application # 1993-0807.001
Block 12601, Lot 51
Block 4001, p/o Lot 27
Monroe Township

Dear Mr. Smith:

This application for the development of one single family dwelling on the above referenced 8 acre parcel is complete. This application proposes to develop a single family dwelling on 4.5 acre Block 12601, Lot 51. The application proposes to deed restrict a 3.5 acre portion of non-contiguous Block 4001, Lot 27 in accordance with the residential density transfer provision of the Monroe Township land use ordinance and the Pinelands Comprehensive Management Plan (CMP). The overall parcel is located in a Pinelands Rural Development Area.

The completion of this application has resulted in the issuance of this Certificate of Filing. This Certificate of Filing is required before any other agency can deem an application complete and take action on your proposed development. The agency may proceed to review and take action on the proposed development. The applicant must give notice to the Pinelands Commission of any modification of the proposed development and of any approval received for the proposed development within five days of receiving any approval.

The overall parcel appears to be located in Monroe Township's RD-A zoning district. The RD-A zoning district permits single family dwellings at a residential density of 1



<http://www.nj.gov/pinelands/>

E-mail: info@njpines.state.nj.us

The Pinelands—Our Country's First National Reserve and a U.S. Biosphere Reserve

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dwelling unit per 8 acres. To maintain consistency with the residential density (lot size) requirement, this application proposes to deed restrict a vacant 3.5 acre portion of Block 4001, Lot 27.

The septic system shall be located in an area where the seasonal high water table is at least five feet below the natural ground surface.

To maintain the requisite scenic setback requirements of the Monroe Township land use ordinance and the CMP, all buildings shall be located at least 200 feet from the center line of Janvier Road.

A copy of any municipal or county approval or permit issued for the proposed development must be submitted to the Pinelands Commission. Prior to Commission issuance of a letter advising that any submitted municipal or county approval or permit may take effect, a copy of a recorded deed for Block 12601, Lot 51 and Block 4001, Lot 27, containing the below restriction, must be submitted to the Commission. Additionally, the deed for Block 4001, Lot 27 must contain a description of the 3.5 acre area subject of this restriction.

A single family dwelling is to be developed on Block 12601, Lot 51 pursuant to the density transfer provisions of the Pinelands Comprehensive Management Plan and the Monroe Township certified land use ordinances. Block 4001, Lot 27 is non-contiguous to Block 12601, Lot 51. A total of 3.5 acres of Block 4001, Lot 27 is required to comply with the density requirements in the RD-A zoning district pursuant to the density transfer provisions. The 3.5 acre portion of Block 4001, Lot 27 shall remain undeveloped and vacant. Only forestry, agriculture and low intensity recreational uses are permitted uses on the 3.5 acre portion of Block 4001, Lot 27. No portion of the 3.5 acres of Block 4001, Lot 27 shall be used in computing lot size or density for any development of any lot or lots other than for the single family dwelling on Block 12601, Lot 51. This restriction is being imposed so that the development of a single family dwelling on Block 12601, Lot 51 (Pinelands Commission Application Number 1993-0807.001) will conform with the requirements of the Pinelands Comprehensive Management Plan and Monroe Township's certified land use ordinances. This covenant shall run with the land and shall be binding on the heirs, executors and assigns of the Grantees for both lots.

THIS CERTIFICATE OF FILING IS NOT AN APPROVAL. It is the letter necessary for other agencies to review and act on your application. If either a municipal or county agency grants an approval or permit for the proposed development, that approval is subject to review by the Pinelands Commission. No local approval shall take effect and no construction or development shall occur unless written notice from the Pinelands Commission has been received, indicating either that the Commission will not review the local approval or that the Commission has approved the local approval.

This Certificate of Filing is transferable to future owners of this parcel.

If you have any questions, please contact the Regulatory Programs staff.

Sincerely,

A handwritten signature in dark ink, appearing to read 'C. Horner', is written over the word 'Sincerely,'.

Charles M. Horner, P.P.
Director of Regulatory Programs

FCS/KC

c: Secretary, Monroe Township Planning Board
Monroe Township Construction Code Official
Monroe Township Environmental Commission
Gloucester County Health Department
Fred Seeber

MTSPX21009

January 11, 2021

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

RE: **Lot Grading Plan**
Marvin Tucker
Janvier Road
Lot 51, Block 12601



Dear Tara,

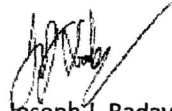
Our office has received the above referenced Plot Plan prepared by Gregory Simonds, PE, dated 12/17/20, and offer the following opinion.

The following items shall be addressed prior to the issuance of a building permit:

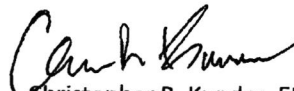
1. The grading shall be revised to indicate the required 0.5' of fall in the first 10 feet from the building foundation.
2. The proposed elevation at the front porch is low. The elevation shall be revised to provide for drainage away from the dwelling.
3. The applicant shall provide the street address for the property.
4. We note that the property appears to be in the Pinelands. All development and clearing must be in accordance with the Pinelands.

Respectfully submitted,

Pennoni Associates, Inc



Joseph J. Raday, P.E., C.M.E.
Township Engineer



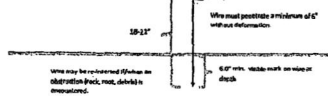
Christopher R. Kunder, EIT
Staff Engineer

Cc: Bryan Glaze, Construction Code Official;
Jennifer Wahl, via email only;
Judi DelConte, via email only;
Marvin Tucker, (mtucker555@hotmail.com)
Gregory Simonds, PE, Applicant's Engineer (gjs@gsengrservices.com)

Simplified Testing Methods

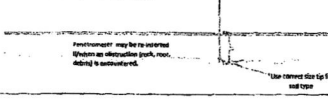
Probe Wire Test- 30.5 cu steel wire (average flow)

Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure must be applied to advance the wire.



Handheld Soil Penetrometer Test

Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure must be applied to advance the probe. Probe must penetrate at least 6 inches with less than 300 psi reading on the gauge.



Soil De-compaction and Testing Requirements

Soil Compaction Testing Requirements

1. Subgrade soils shall be tested to the satisfaction of the engineer (see permanent testing and stabilization notes for typical requirements) shall be free of excessive compaction to a depth of 6.0 inches to enhance the establishment of permanent vegetation cover.

2. Areas of the site which are subject to compaction testing shall be indicated on the certified soil erosion control plan.

3. Compaction testing locations are indicated on the plan. A copy of the plan or portion of the plan shall be used to mark locations of tests, and attached to the compaction mitigation form, available from the local soil conservation district. This form must be filed and submitted prior to receiving a certificate of compliance from the district.

4. In the event that testing indicates compaction to a degree of the maximum depth indicated for the simplified testing methods (see details below), the contractor/owner shall have the option to perform either (1) compaction mitigation using the entire mitigation area designated for the plan (including most areas), or (2) perform additional, more detailed testing to establish the extent of compaction. Mitigation only for extremely damaged areas would require compaction mitigation. Additional detailed testing shall be performed by a trained, licensed professional.

Compaction Testing Methods

- A. Probing Wire Test (see detail)
- B. Handheld Penetrometer Test (see detail)
- C. Tube Bulk Density Test (licensed professional engineer required)
- D. Nuclear Density Test (licensed professional engineer required)

Note: Additional testing methods which conform to ASTM standards and specifications, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval.

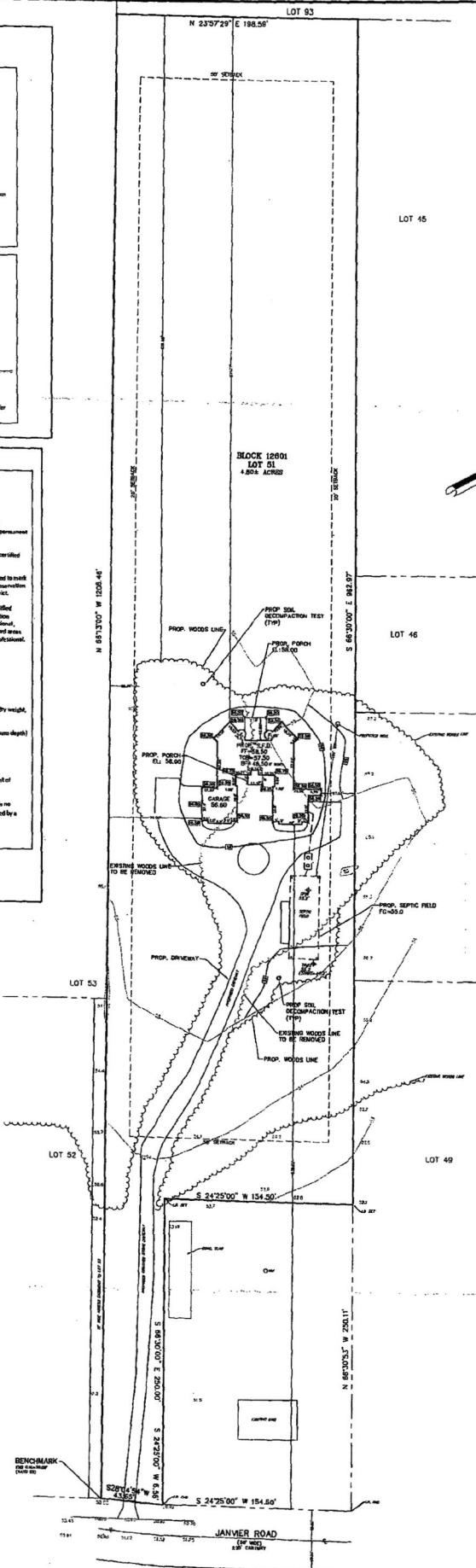
Soil compaction testing shall be completed within 14 days of construction completion (see Part 1 of the plan) and shall be completed as part of the sequence of construction.

Procedures for Soil Compaction Mitigation

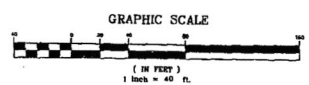
Procedures shall be used to mitigate excessive soil compaction to a depth of 6.0 inches and establishment of permanent vegetation cover.

Reduction of compaction shall be through deep tillage (18" or more depth) where there is no danger to underground utilities (including irrigation systems, etc.). In the alternative, another method as specified by a New Jersey Licensed Professional Engineer may be submitted subject to District Approval.

OF UTILITIES SHOWN ON THIS PLAN ARE NOT NECESSARILY
 1. THE LOCATION OF ALL UTILITIES SHALL BE INDICATED BY
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- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO OBTAIN GRADING PLAN APPROVAL TO RE-CONSTRUCT A SINGLE FAMILY DWELLING. THIS PLAN IS NOT TO BE USED FOR HOUSE CONSTRUCTION. SEE APPROVED BUILDING PLAN.
 2. THIS PLAN DOES NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS PERTAINING THERE TO.
 3. CONTRACTOR IS TO VERIFY THE LOCATION OF ALL/ANY UNDERGROUND UTILITIES.
 4. PRIOR TO CONDUCTING ANY WORK OR PERFORMING ANY MODIFICATIONS, THE DESIGN ENGINEER IS TO BE NOTIFIED IN WRITING OF ANY DISCREPANCIES AND/OR CHANGES REQUIRED TO THIS PLAN. THE ENGINEER ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES TO THIS PLAN THAT ARE NOT FIRST APPROVED BY THE DESIGN ENGINEER.
 5. OBTAINING A TOPOGRAPHIC INFORMATION REFERENCE PLAN ENTITLED "TOP-NO SITE PLAN FOR BLOCK 12601 LOT 51", DATED 10/25/20 AND PREPARED BY DATE ENGINEERING & LAND SURVEYS.
 6. THE BLOCK AND LOT NUMBERS AND A SITE INSPECTION. NO METHODS ARE PRESENT ON THIS SITE.
 7. THERE ARE NO TREES OVER 2" IN CALIPER TO BE REMOVED.



- LEGEND:
- 2.00 EXISTING SPOT ELEVATION
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APPLICANT/OWNER: MARVIN TUCKER
 612 8th Street, Alco 08004





