

**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. 21-12

Applicant: PATRICK JONES Owner: VALENTINO PROPERTIES, LLC
(If different than applicant)

Address: 754 BARLOW AVE Address: 321 LEONARD CREEK ROAD
WEST DEPTFORD, NJ 08086 FRANKLINVILLE, NJ 08322

Telephone No. _____ Telephone No. _____

Fax No. _____ E-Mail Address: _____

Attorney: JOHN KOSYLO E-Mail Address: jkos1@comcast.net
Telephone No. 856-228-9451

Address: 151 FRIES MILL RD #503 TURPERSVILLE, NJ 08012

Property Address: 1740 GLASSBORO RD.

Plate: _____ Block: 15403 Lot: 2202 Zoning Classification: C

1. Application concerns: (Check what is applicable)

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

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

Alleged Error of Township Official _____ Other _____

2. Brief description of real estate affected: Development Name: .824-acres

Location: 1740 Glassboro Road

Nearest Cross-Street: Flanagan Ave. Lot size: _____

Does Property Have Water/Sewer? _____ Private _____ Public public water; septic system

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

Is this in a Pinelands area? _____ if yes, Certificate of Filing No. _____
(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: ^{1/2} Date of Action: _____

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

5. State, in detail, what you want: See Attached

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:

See Attached

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 11 day of FEB 2021

JOHN D. KOSY (Notary Public)
ATTORNEY AT LAW
STATE OF NEW JERSEY

(Signature of Applicant)

BOARD USE ONLY Date application received: 2-12-21 Deemed Complete: _____

[04/02/19]

Public hearing date: 3-2-21 By: [Signature]

LAW OFFICE OF JOHN D. KOSYLO

151 Fries Mill Road; Suite 503
Turnersville, New Jersey 08012

Phone:(856) 228-9455

Fax:(856) 228-9447

E-mail: jkos1@comcast.net

Monroe Township Zoning Board

February 12, 2021

Re: Patrick Jones
1740 Glassboro Road
Use Variance
Block 15403; Lot 22.02
Zone: C

Dear Board Members,

Please allow this letter to detail a requested use and bulk variance application affecting the above referenced lot.

Requested Action:

My client is a leasehold interest holder of the cited property. He is requesting that this board grant him a use variance to operate an Auto Repair, Auto Body & Customization business.

Need & Background Information:

The property was formerly used to operate a wood shop business with approximately 12 employees. That business was relocated to another property.

As the applicant's intended use is not listed as a permitted use, the applicant requests a use variance to permit this business to be operated on the property.

The business would have 2-3 employees during hours of operation.

The business would have business hours of Monday – Sunday; 9 am to 6 pm.

Variances Needed:

One Use Variance as cited above.

Effects:

None. The proposed use will be less intense as the prior use of the property. It also fits the commercial character of the neighborhood with another auto repair/body shop being located across the street. It is not reasonably anticipated that change of use to an auto repair business would be a noticeable difference. As such, there would be no adverse effect on the neighboring properties.

Very truly yours,

John D. Kosylo



REFERRAL FORM TO THE LAND USE BOARDS

Planning Board: _____

Zoning Board: X

APPLICATION DETAILS

Date: 9/23/2002
 Name of Applicant: Patrick Jones and Valentino Properties
 Address of Applicant: 1740 Glassboro Rd
 Block: 15403 Lot(S): 22.02
 Zone: C Pinelands: NO

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>Auto Service Station</u> <u>(no Auto Body)</u>	<u>Auto Service</u> <u>at Auto Body</u>	<u>Use Variance</u>
SIDE YARD:	_____	_____	_____
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: _____

Small Park
 Zoning Officer Signature

9/23/2002
 Date

CC: Applicant, Land Use Board Secretary, file



BY MONROE TWP.
ZONING OFFICE

ZONING PERMIT APPLICATION

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

DATE APP COMPLETE

OFFICE USE ONLY
ZONE

APP #

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: 1740 Glassboro Block: 15403 Lot: 22.02 Qualifier:

Property & Owner Information

Owner Name: Valentino Properties LLC

Owner Mailing Address: 321 Leonard Cape Rd

Franklin NJ 08322

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 Septic

Pinelands: Yes or No

Wetlands: Yes or No

HOA: Yes or No

Easement: Yes or No

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.

Auto Repair, Auto Body & Customization
for Owner of Business: Questionnaire

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: Louis Valentino

Signature: [Signature]

Date: 9/2/10

OFFICE USE ONLY BELOW:

PAYMENT INFORMATION:

Fee Collected: \$170

Check #:

Cash:

MO#:

Received: [Signature]

ENGINEERING REQUIRED

ENGINEERING

& INSPECTION

INFORMATION

ONLY

GRADING WAIVER GRANTED

Rec'd Approval

Rec'd Final Compliance

Inspection Date Performed & Findings:

Rec'd Approval

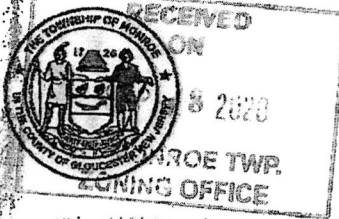
ENGINEERING NOT REQUIRED

Permit Closure Document and Date:

Use Variance Required for Auto Body

APPROVED BY ZONING OFFICER:

Date



COMMERCIAL APPLICATION BUSINESS QUESTIONNAIRE

TOWNSHIP OF MONROE
Zoning Department
125 Virginia Avenue
Williamstown, NJ 08094
www.monroetownshipnj.org
(856) 728-9800 ext. 237, 222
tapark@monroetownshipnj.org

Please complete this form only in conjunction with an application for a new business application

Business Address: <u>1740 Glassboro</u> Block: <u>15403</u> Lot: <u>22.02</u> Qualifier:	
Property & Owner Information	
Owner Name: <u>VALENTINE PROPERTIES LLC</u>	Business Information
Owner Mailing Address: <u>321 LEONARD CREEK RD FRANKLINVILLE NJ 08322</u>	Name of Business: <u>Signature Ridez</u>
Owner Phone #:	Nature of Business: <u>Auto Repair and Custom</u>
Owner Email:	Business Tenant Name: <u>Patrick J Jones</u>
Emergency Contact Name & Number:	Tenant Address Outside of Location:
PB Approval for Use: Yes or No If yes, Resolution #	<u>1570 Good Intent Rd Dept. NJ 08096</u>
ZBA Approval for Use: Yes or No If yes, Resolution #	Tenant Phone # Outside of Business:
	Tenant Email:

Please complete the following information:

Sq. Ft of Business Area 10,824

Public Access ☒ YES or NO

Will vehicles be utilized/stored for your Business? ☒ YES or NO If Yes, How many vehicles be utilized/stored? _____

Number of Parking Spots for Business Use 14

Total Number of Employees 2

Days and Hours of Operation:

Monday	<u>7:30am - 5:30pm</u>
Tuesday	<u>" "</u>
Wednesday	<u>" "</u>
Thursday	<u>" "</u>
Friday	<u>" "</u>
Saturday	<u>8:00am - 12:00pm</u>
Sunday	<u>Closed</u>

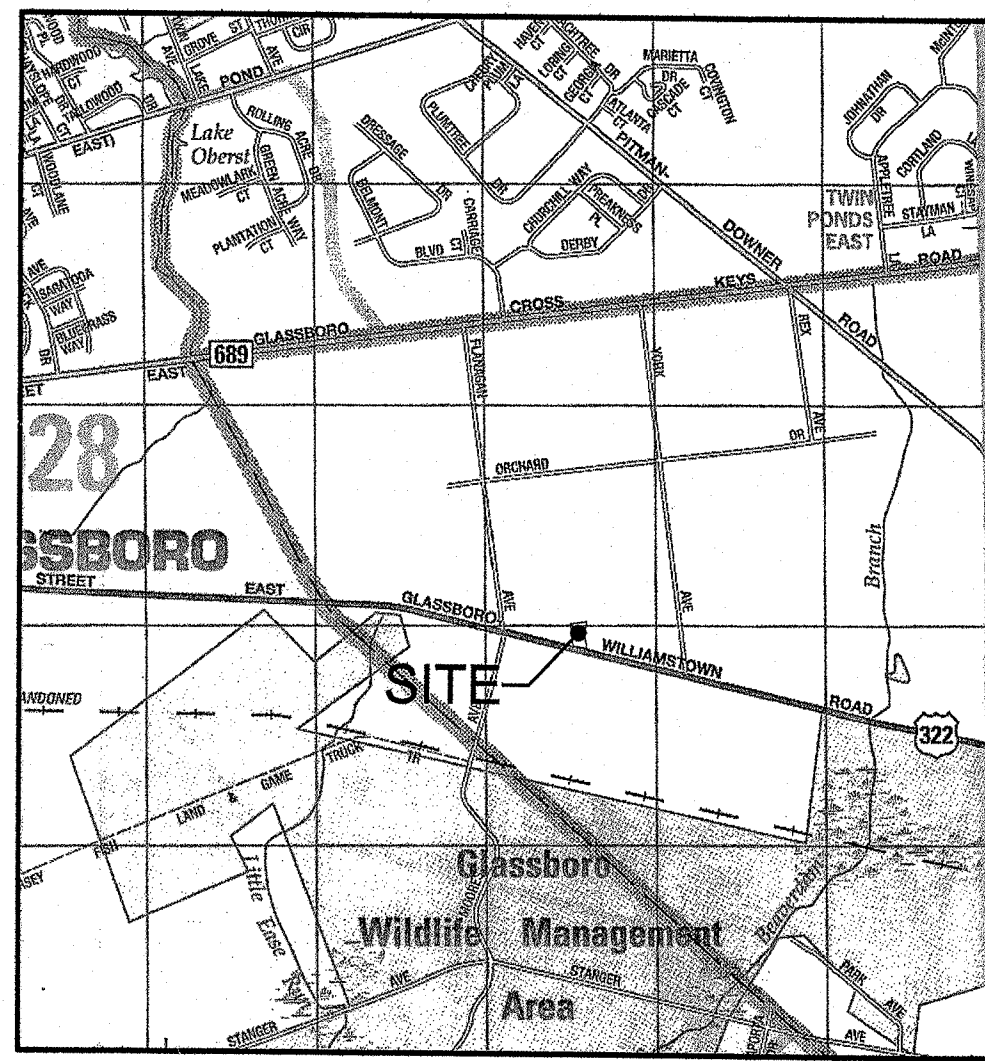
Please include any additional information pertaining to your business here that may help in the review of your application below:

Small Family Business that will be doing auto repair, body and suspension modifications.

Business Owner ONLY - Print: Patrick J. Jones Signature: _____

Date: 8.9.2.20

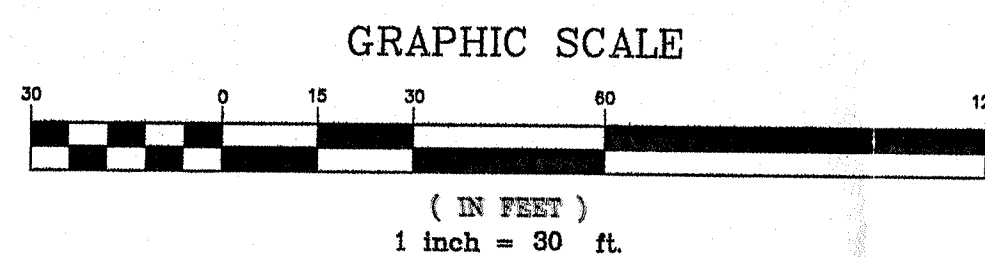
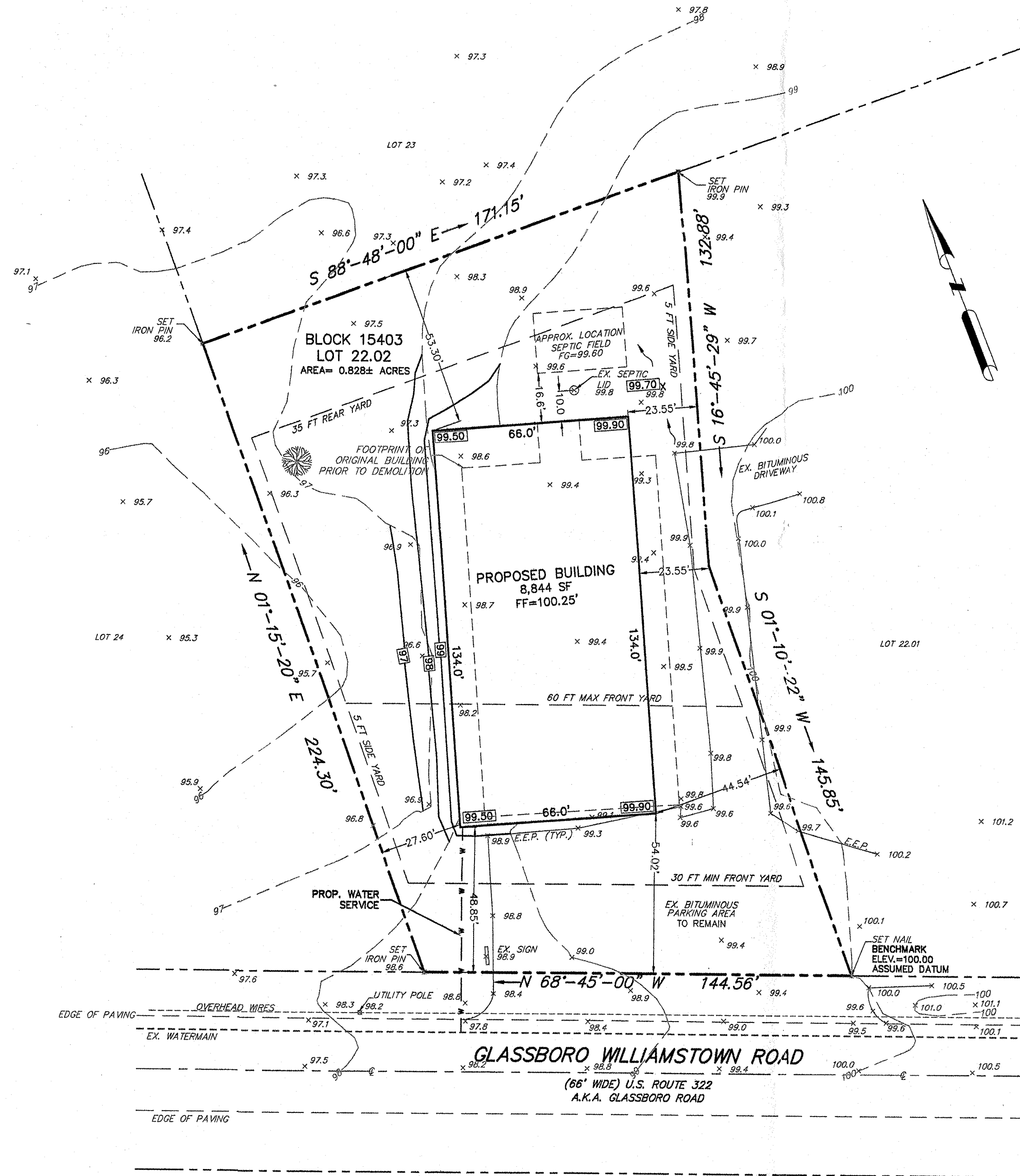




KEY MAP
1" = 2,000'

ZONING/GRADING PLAN FOR LOUIS AND LISA VALENTINO

1740 GLASSBORO ROAD
BLOCK 15403, LOT 22.02
SITUATE IN
MONROE TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY



BULK REQUIREMENTS

ZONE: C-COMMERCIAL

PROPOSED USE: COMMERCIAL BUSINESS (CABINET MAKER)

	REQUIRED	PROPOSED	COMMENTS
MIN. LOT AREA	20,000 SF	36,067 SF	CONFORMING
MIN. LOT FRONTAGE	115 FT	144.56 FT	CONFORMING
MAX. LOT COVERAGE	75%	44.7%	CONFORMING
MAX. HEIGHT	40 FT	<40 FT	CONFORMING
BUILDING SETBACKS			
MIN. FRONT YARD	30 FT	48.85 FT	CONFORMING
MAX. FRONT YARD	60 FT	48.85 FT	CONFORMING
MIN. SIDE YARD	5 FT	23.55 FT	CONFORMING
MIN. REAR YARD	35 FT	53.30 FT	CONFORMING

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO OBTAIN APPROVAL FOR THE CONSTRUCTION OF A COMMERCIAL BUILDING. THERE PREVIOUSLY WAS A BUILDING ON THE PROPERTY THAT WAS DEMOLISHED, DUE TO FIRE.
2. PUBLIC WATER AND PRIVATE SEPTIC SYSTEM PROPOSED. LOCATION OF EXISTING UTILITIES ARE TO BE FIELD VERIFIED.
3. THIS PLAN DOES NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONST. MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS PERTAINING THERETO.
4. CONTRACTOR IS TO VERIFY THE LOCATION OF ALL/ANY UNDERGROUND UTILITIES.
5. 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. GS ENGINEERING ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES TO THIS PLAN THAT ARE NOT FIRST APPROVED BY THE DESIGN ENGINEER.
6. GS ENGINEERING DOES NOT CERTIFY TO THE PRESENCE OR ABSENCE OF FRESHWATER WETLANDS AND/OR WETLAND BUFFERS.
7. OUTBOUND AND TOPOGRAPHIC INFORMATION TAKEN FROM "SURVEY OF PREMISES" - 1740 GLASSBORO ROAD, TOWNSHIP OF MONROE, BY EWING AND ASSOCIATES, BRUCE A. EWING, NJPLS LIC# 35835, DATED 1/28/11.
8. NO TREES ARE TO BE DISTURBED.

LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE NOT NECESSARILY COMPLETE. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES OPERATING WITHIN THE CONSTRUCTION AREA AND AT HIS OWN EXPENSE TO VERIFY THE LOCATION, SIZE, TYPE AND ELEVATION OF ANY UTILITIES PRIOR TO CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REF. # XXXXXXXX. THIS DOCUMENT IS THE PROPERTY OF GS ENGINEERING. THE DOCUMENTS ARE PROVIDED SOLELY IN CONNECTION WITH THIS PROJECT. ANY OTHER USE OR REUSE OF THESE DOCUMENTS, REPRODUCTION, SALE OR OTHER DISPOSITION OF THESE DOCUMENTS IS EXPRESSLY PROHIBITED WITHOUT THE CONSENT OF GS ENGINEERING. ALL DOCUMENTS PREPARED BY GS ENGINEERING ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION BY GS ENGINEERING FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO GS ENGINEERING AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS GS ENGINEERING FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THERE FROM.

APPLICANT/OWNER: LEWIS AND LISA VALENTINO
563 WHIG LANE
MONROEVILLE, NJ 08343

GREGORY J. SIMONDS, P.E.

NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. 46686
4/25/11

CONSTRUCTION CHECK
DATE

BY

REVISIONS

DATE

NO.

DATE

GS ENGINEERING
P.O. BOX 124
SWEDENBORO, NJ 08085
PHONE: 856-217-6915
FAX: 856-241-1947
EMAIL: GJS@GSENGRSERVICES.COM

GS

ZONING/GRADING PLAN FOR
LOUIS AND LISA VALENTINO
BLOCK 15403, LOT 22.02
1740 GLASSBORO ROAD
MONROE TOWNSHIP, GLOUCESTER COUNTY, NJ

ZONING/GRADING PLAN

JOB NO: 011-022
DATE: 4/21/11
SCALE: 1"=30'
DRAWN BY: GJS
SHEET: 1 OF 1