

**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. 21-10

Applicant: Frank Androzzi Owner: Owner
(If different than applicant)

Address: 490 Huber Ave Address: _____

Williamstown NJ 08094

Telephone No. _____ Telephone No. _____

Fax No. _____ E-Mail Address: _____

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

Address: _____

Property Address: 490 Huber Ave Williamstown NJ 08094

Plate: _____ Block: 4901 Lot: 29 Zoning Classification: FD-10

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: _____

Location: 490 Huber Ave

Nearest Cross-Street: Winslow Rd Lot size: 2.78

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

If use variance is requested for accessory structure, what is the square footage of existing home? 2400 sqft.

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

Present use: Residence Present improvements upon land: SFD and detached garage

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: 25 x 30^{x16} garage for personal storage vehicles

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:

To be close to the front door to get easier access to main house. We can. from Cherry Hill and everyone has there garage in the front of there houses we didn't think any different.

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 FEBRUARY 2021

Hunter M. Chucy
(Notary Public)

D. Andrus
(Signature of Applicant)

BOARD USE ONLY Date application received: _____ Deemed Complete: _____

NINETTE M ORBACZEWSKI
NOTARY PUBLIC, STATE OF NEW JERSEY
MY COMMISSION EXPIRES
OCTOBER 05, 2024

Public hearing date: 3-16-2021 By: _____



TOWNSHIP OF MONROE

125 VIRGINIA AVENUE
WILLIAMSTOWN, NJ 08094
TEL (856) 728-9800 EXT 237
FAX (856) 629-2143
www.monroetownshipnj.org

RICHARD DILUCIA
MAYOR

TARA NELMS
ZONING OFFICER

January 19, 2021

ANDRUZZI, FRANK
490 HUBER AVE
WILLIAMSTOWN, NJ 08094

Re: Use Variance Required for Front Yard Storage Building
490 HUBER AVE

Block/Lot: 4901/29

Dear property owner:

A recent review of your approvals and file based on our recent conversations of concerns about the status of your approvals shows that you received approval to construct a front yard garage 25 x 30.

Chapter 175-89 of the Monroe Township Code Book states no accessory building shall be placed in the front yard. At this time, you are required to apply for a Use Variance with the Zoning Board of Adjustment. Due to this being no fault of your own, the Monroe Township Council will have a Resolution presented to waive all fees for this application.

At this time, please contact Dawn or Ninette in the Zoning Board of Adjustment Office to proceed with your application within 15 business days. If you have any questions, please do not hesitate to reach out.

Regards,

Tara Nelms

Tara Nelms
Zoning Officer

Sent Regular & Certified

Township of Monroe

Zoning Permit

Application #: 6705 Permit No: 20160752.000 Issue Date: 08/26/2016

Construction Control Number :

Block: 4901 Lot: 29

Qualifier:

Work Site: 490 HUBER AVE

Zone: FD-10

Owner: ANDRUZZI, FRANK

Agent: FRANK ANDRUZZI

Address: 1209 SEQUOIA RD

Address: 1209 SEQUOIA ROAD

City/State/Zip: CHERRY HILL NJ 08003

City/State/Zip: CHERRY HILL NJ 08003

Telephone:

Telephone:

Fax: () - -

Fax: () - -

EMail:

EMail :

Tenant:

Pineland: YES

Voucher/Receipt #: 0
Check #: 192
Amount collected: \$20.00

This is to certify that the above-described premises together with any building thereon, are approved for use as indicated below and as depicted on the Plot Plan:

CONSTRUCTION OF A 25' X 30' GARAGE FOR VEHICLES & PERSONAL STORAGE

Which is a:

☒ Use permitted by Zoning Ordinance, Article - 175 Section - 89

☐ Use permitted by variance approved on _____, # _____ subject to any special conditions attached to the grant thereof.

☐ Valid nonconforming use as established by () findings of the Zoning Board of Adjustment or by () the undersigned zoning officer or by () Planning Board on the basis of evidence supplied by applicant. Conditions, if any:



☐ There is a nonconforming structure on the premises by reason of insufficient

☐ Other:

Zoning Official

This is NOT a Construction Permit

arh ***adams, rehmann & heggan***
ENGINEERS
SURVEYORS
PLANNERS *associates, inc.*

August 25, 2016

Rosemary Flaherty, Zoning Officer
Township of Monroe
125 Virginia Avenue, Suite 5A
Williamstown, NJ 08094

Re: Lot Grading Application – Waiver Request
490 Huber Lane
Block 4901, Lot 29
Garage
ARH #30-14052

Dear Rosemary:

Our office has had an opportunity to review the request for a waiver, and after considering all the information, we recommend granting a waiver for the Lot Grading Application.

Known Information

The Lot Grading Applications and review process are put in place for the following reasons:

1. Ensure neighboring properties are not adversely impacted as relates to storm water runoff.
2. When applicable, the protection of Township roadways as relates to storm water runoff.
3. Finally, the protection of your property, to ensure storm water runoff is properly conveyed or retained on site.

Our office has received the following information in support of the waiver:

1. An application from Mr. Andruzzi requesting a waiver for a proposed garage.
2. A plan of the property that includes the location, footprint and dimensions from existing property lines of the proposed garage along with all existing features on the property.

In addition to the information provided, our office has been to the property to get a feel for the existing topography.

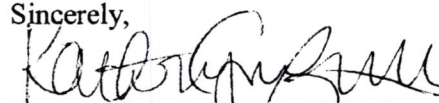
ARH Findings

As a result of our investigation it appears the proposed garage will not adversely impact neighboring properties or Township right of way due to the size of the property (2.77 acres \pm) and proposed location of the garage. We therefore are recommending a waiver from the lot grading application.

Our office suggests as a water quality enhancement the applicant consider recharging any downspouts underground if practical.

If you have additional questions, please do not hesitate to contact our office

Sincerely,



Kathryn Cornforth, PE, CME for
Adams, Rehmann, & Heggan Assoc.
Township Engineer's Office

Enclosure

cc: Mr. Andruzzi, Applicant (1209 Sequoia Road, Cherry Hill, NJ 08003)
Jim Morrison, Construction Code Official

KEC

w:\fileroom\cs\3014052\eng\lot grading\00\l_block 4901_lot 29 490 huber ave.doc

BTU's
 Stove = 34,000
 Fireplace = 39,000
 Furnace = 70,000
 x 2

NOTE:
 AT TIME OF INSTALLATION
 EXISTING WELL AND ISDS
 FOR REMOVED DWELLING
 TO BE LOCATED AND
 PROPERLY ABANDONED IF
 NOT ALREADY DONE

APPROX LOCATION OF
 PREVIOUSLY ABANDONED
 CESSPOOL. INSTALLER TO
 VERIFY PROPER
 ABANDONMENT DURING
 CONSTRUCTION OF
 PROPOSED ISDS

APPROX LOCATION
 FOOTPRINT OF EXISTING
 DWELLING THAT HAS BEEN
 PREVIOUSLY REMOVED

BENCHMARK
 NAIL IN POLE
 ELEV. = 100.00
 (ASSUMED)

490 HUBER AVENUE
 (50' WIDE)

NOTES:

1. REFERENCE DATA FROM TOPOGRAPHIC SURVEY BY ROBERT J. MONSON, PLS. DATED 5-14-14.
2. THIS PLAN FOR SEPTIC PURPOSES ONLY; NOT FOR ANY OTHER PURPOSE
3. NO TREES PERMITTED WITHIN 10' OF PROPOSED DISPOSAL FIELD.
4. ALL SEPTIC TANKS TO BE 10' MIN FROM DWELLING.
5. BENCHMARK ASSUMED ELEVATION = 100.00 AT NAIL IN POLE. SEE PLAN FOR LOCATION.
6. PLANS ARE VALID FOR A MAXIMUM OF 2 YEARS FROM THE DATE OF THIS PLAN & MUST BE RE-CERTIFIED BY THE DESIGN ENGINEER IN ADVANCE IF UTILIZED AFTER THAT DATE.

INSTALLER TO RE-VERIFY ALL SURROUNDING IMPROVEMENTS AND REPORT DISCREPANCIES TO THE ENGINEER PRIOR TO INSTALLATION.

THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS WITHIN 150' OTHER THAN SHOWN. ENGINEER SHALL NOT BE LIABLE FOR LOCATING ANY ON OR OFF SITE IMPROVEMENTS THAT ARE NOT SHOWN ON A SURVEY OR ARE NOT VISIBLE FROM THE SURFACE.

1	ADDED LOCATION OF EXISTING CESSPOOL	VG	SM	8-11-14
NO.	REVISIONS	DRAWN	APPR	DATE

All data, plans and specifications contained herein (including that provided on application forms) are the sole property of South Jersey Engineers LLC and/or its assignees. Any entity using this information for any purpose must receive written consent in advance from South Jersey Engineers LLC and agrees to assume obligations for any unpaid sums due to South Jersey Engineers LLC.

SJE

SOUTH JERSEY ENGINEERS

P.O. BOX 1406, VOORHEES, N.J. 08043
 ph (856) 631-9050 fax (856) 631-9051
 N.J. CERTIFICATE OF AUTHORIZATION NO. 240A28085400

SCALE:
 1"=60'

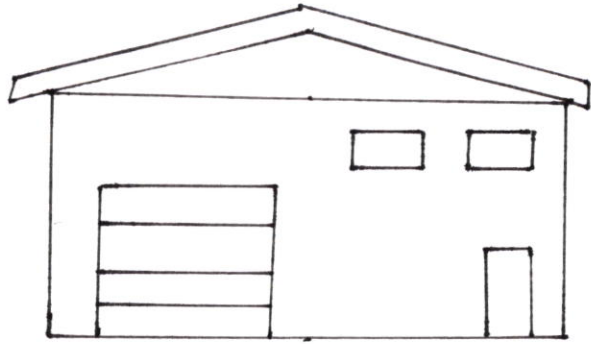
DATE:
 7-22-14

SITE PLAN FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM

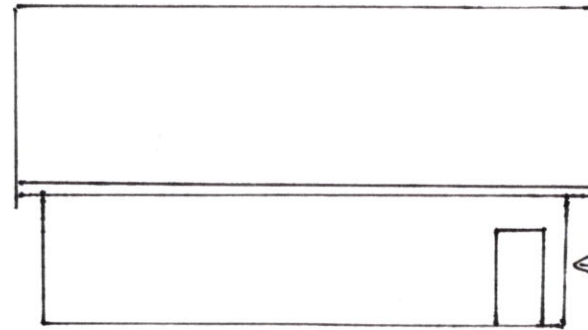
LOT 29 BLOCK 4901
 MONROE TOWNSHIP

SANDFORD S. MERSKY, P.E.
 PROFESSIONAL ENGINEER'S LIC. # GE28106

DATE



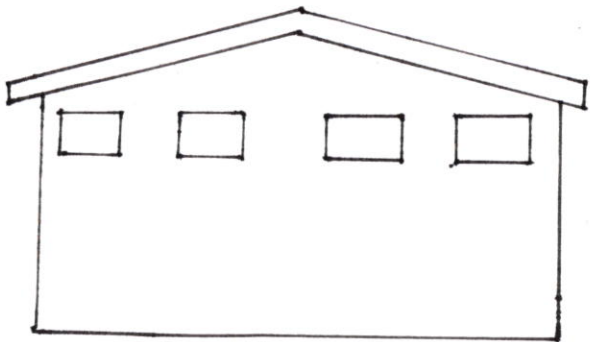
Front elevation



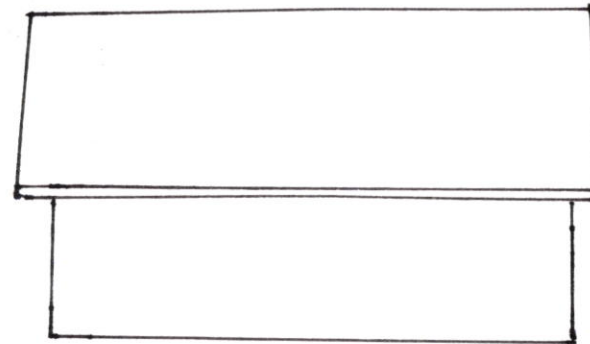
← shingle
Roof

← siding

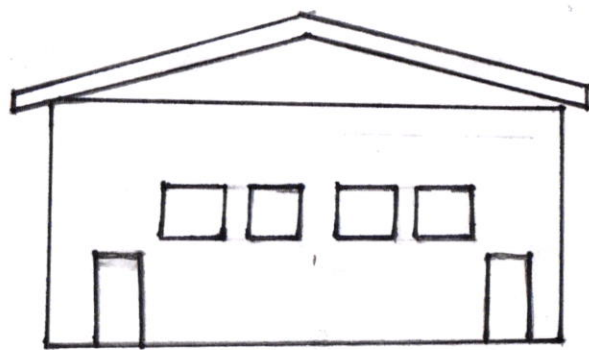
Left elevation



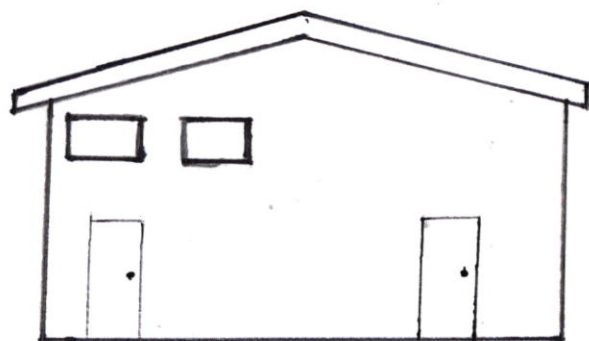
Rear elevation



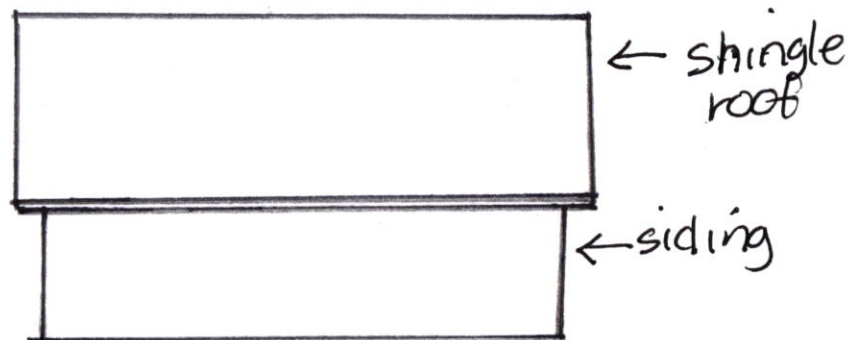
Right elevation



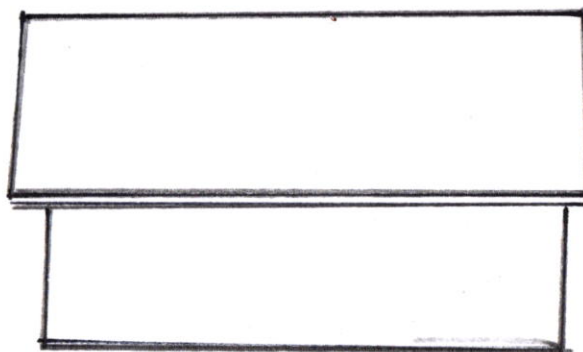
Front elevation



Rear elevation



Left elevation



Right elevation

