

**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. 21-15

Applicant: Tilghmans Auto Parts II Owner: Eleanor Gill
(If different than applicant)
Address: 1623 Glassboro Road Address: 1630 Glassboro Road
Williamstown, NJ 08094 Williamstown, NJ 08094
Telephone No. 609-723-7469 Telephone No. _____
Fax No. 609-723-6342 E-Mail Address: michael@tilghmansautoparts.com
Attorney: Charles A. Fiore E-Mail Address: c.fiore@marmarolaw.com
Telephone No. 856-848-6440
Address: 44 Euclid Street, Woodbury, NJ 08096
Property Address: 1623 Glassboro Road, Williamstown, NJ 08094
Plate: _____ Block: 1502 Lot: 17 Zoning Classification: C/BP

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: 1623 Glassboro Road

Nearest Cross-Street: _____ Lot size: 9.17 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? NO if yes, Certificate of Filing No. _____
(Please attach a copy of Certificate of Filing if applicable)

Present use: Auto Salvage Present improvements upon land: See attached.

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: 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.

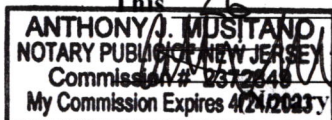
7. If there have been any previous applications filed in connection with these premises state the date and the name under which it was filed:

01/28/2021 Application for Zoning Permit. Tilghmans Auto Parts II.

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 26 day of February 2021



Charles A. Fieri
(Signature of Applicant)

BOARD USE ONLY Date application received: 3-1-2021 Deemed Complete: _____

[04/02/19]

Public hearing date: 3-16-2021 By: [Signature]

Notice of Application – Continued.

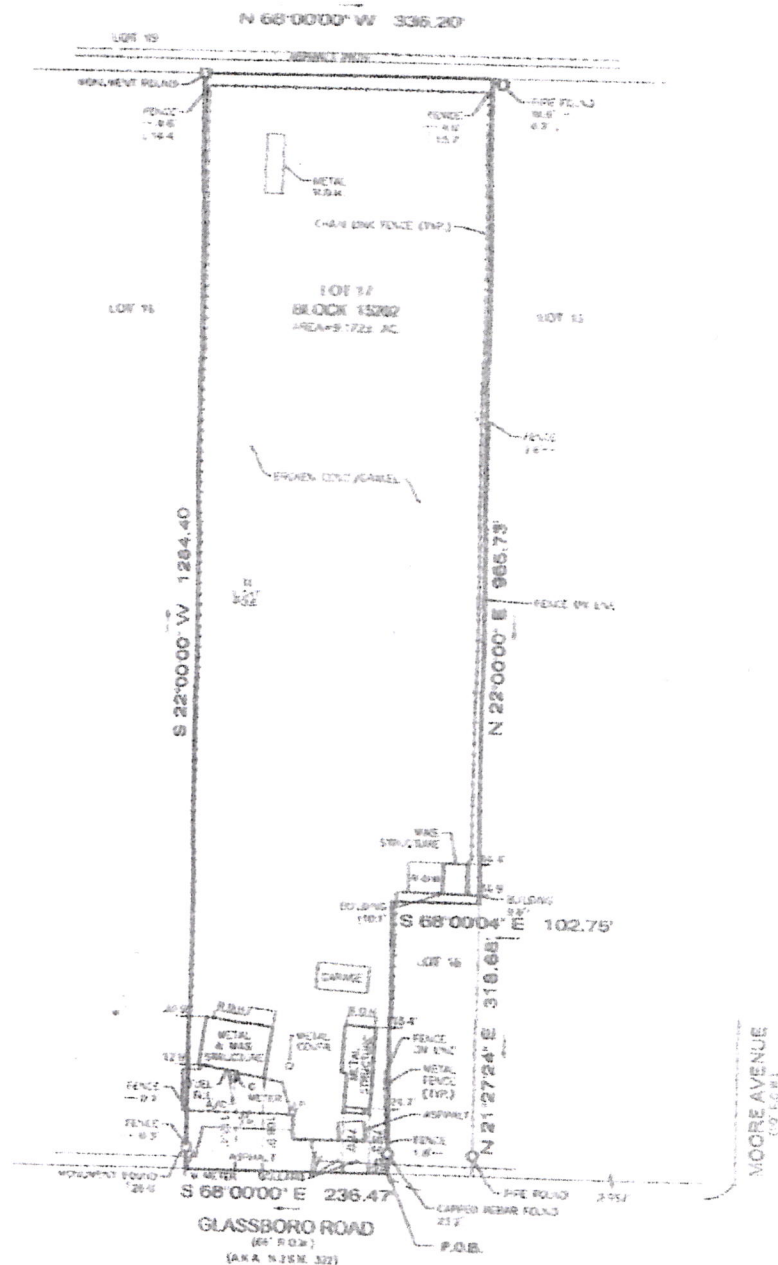
Applicant: Tilghmans Auto Parts II

5. State, in detail, what you want:

I would request that the Board grant a use variance authorizing a secondary incidental use. I currently operate a junk yard that was approved and in compliance with your ordinances. The nature of the business requires a used car license issued by the State of New Jersey in order to acquire cars to dismantle and to be in compliance with the State business requirements. There would be no other material changes.

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 am currently under a lease purchase agreement with Eleanor Gill. Mrs. Gill and her deceased husband operated a facility known as Midway Auto. They operated this business and had a used car license issued by the State of New Jersey. The business was in service for over 40 years. My goal is to operate my business in a productive manner and in full accordance with all of the local, county and state regulations.



GROUND IS BROKEN CONC GRAVEL
AND VERY OVERGROWN.

TITLE DOCUMENTS NOT RECEIVED
AT TIME OF SURVEY.

PREPARED FOR: MICHAEL ADRIANOWICZ

IMPORTANT NOTE, PLEASE REVIEW

- 1. I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE MAP OF THIS MAP WAS MADE ON 11/17/2011 BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE MAP IS TRUE AND CORRECT.
- 2. THIS SURVEY WAS NOT MADE TO DETERMINE BOUNDARY DISCREPANCIES, UNLESS SPECIFICALLY REQUESTED BY THE CLIENT.
- 3. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE ACCURACY OF THE SURVEY.
- 4. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE ACCURACY OF THE SURVEY.
- 5. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE ACCURACY OF THE SURVEY.
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DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 34580

SURVEY OF PROPERTY

LOT 17 BLOCK 15262

TOWNSHIP OF MONROE

COUNTY OF GLOUCESTER





