

**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. 21-13

Applicant: Michael Kure Owner: _____
(If different than applicant)

Address: 222 Hewitt Ave Address: _____
Williamstown

Telephone No. _____ Telephone No. _____

Fax No. _____ E-Mail Address: _____

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

Address: _____

Property Address: 222 Hewitt Ave Williamstown

Plate: _____ Block: 14701 Lot: 36 Zoning Classification: BP Residential

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: _____

Nearest Cross-Street: M. Idred Ave Lot size: 1.00 Acres

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

If use variance is requested for accessory structure, what is the square footage of existing home? 1830

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: _____ 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) _____

5. State, in detail, what you want: 40 x 30 Pole Barn 16' inside height

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:

Lot directly next to where it will go is wooded area so it will not bother anyone. We are not claiming a hardship

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 15th day of MARCH 2021

Ninette M. Orbaczewski
(Notary Public)

[Signature]
(Signature of Applicant)

NINETTE M ORBACZEWSKI
NOTARY PUBLIC, STATE OF NEW JERSEY
MY COMMISSION EXPIRES
OCTOBER 05, 2024
[04/02/19]

Date application received: 3/15/21 Deemed Complete: _____

Public hearing date: 4/6/21 By: _____

ZP: 11681

REFERRAL FORM TO THE LAND USE BOARDS

Planning Board: _____

Zoning Board: X

APPLICATION DETAILS

Date: 2/8/2021

Name of Applicant: Michael Kurz

Address of Applicant: 222 Hewitt Avenue

Block: 14701 Lot(S): 36

Zone: BP 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:	Acc. Bldg up to 900 sq ft.	1200 sq ft w/ 30' x 12' lean to	Use Variance
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: _____

Sara Helms

Zoning Officer Signature

2/8/2021

Date

CC: Applicant, Land Use Board Secretary, file



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

DATE APP COMPLETE 2/1/21 OFFICE USE ONLY: ZONE BP APP # 11681

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>222 Hewitt Dr</u>	Block: <u>14701</u> Lot: <u>36</u> Qualifier:
Property & Owner Information	
Owner Name: <u>Michael Kurr</u>	Tenant/Contractor Information (if Applicable)
Owner Mailing Address: <u>222 Hewitt Dr</u>	Contractor Name:
<u>Williamstown</u>	Contractor Address:
Owner Phone #:	Contractor Phone #:
The property has (Circle One/Answer all): Sewer or <u>Septic</u>	
Pinelands: Yes or No	Wetlands: Yes or <u>No</u>
HOA: Yes or No	Easement: Yes or 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 _____

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.

Storage 30x40x14 ft. w/ 30x12 lean to
Private Storage
20'w driveway-asphalt (2300 sq ft approx.)

Certification in Lieu of Oath

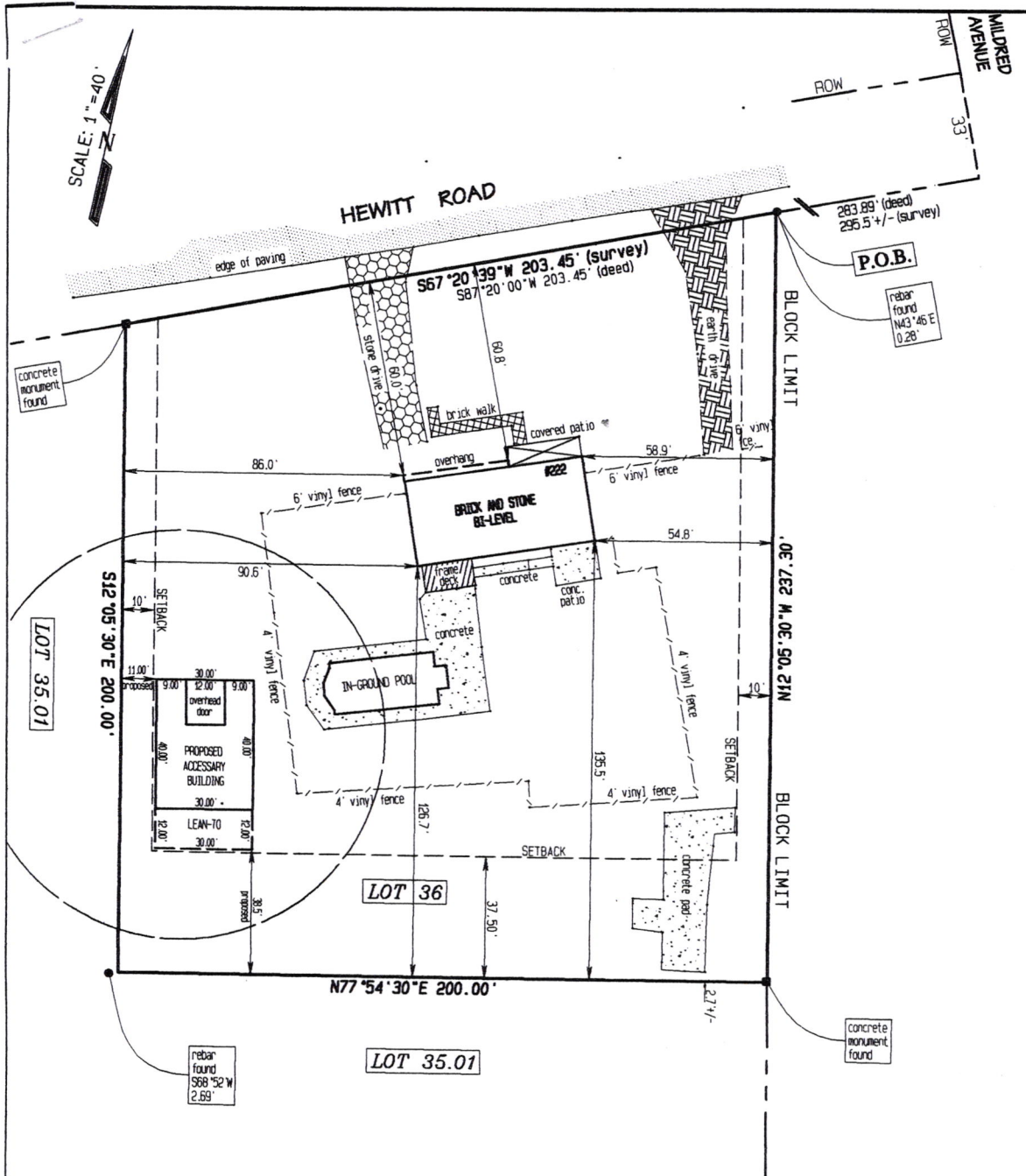
I hereby certify that I am the owner of record and am authorized to make the application. I further understand that it is the owner's responsibility to verify with the state that no wetlands and/or flood hazard areas or conservation easements are being disturbed by the proposed activity/activities. The 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: Michael Kurr Signature: [Signature] Date: 2/1/21

OFFICE USE ONLY BELOW:	
PAYMENT INFORMATION:	
Fee Collected: <u>\$50</u> Check #: <u>1236</u>	Cash: <input checked="" type="checkbox"/> MO#: _____
Received: <u>[Signature]</u>	
ENGINEERING REQUIRED	INSPECTION & INFORMATION ONLY
GRADING WAIVER GRANTED	Rec'd Approval
Inspection Date Performed & Findings:	Rec'd Approval
Permit Closure Document and Date:	ENGINEERING NOT REQUIRED

APPROVED BY ZONING OFFICER: _____ Date: _____



NOTES:

- 1) BEING KNOWN AS LOT 36 IN BLOCK 14701 AS SHOWN ON THE OFFICIAL TAX MAP FOR THE TOWNSHIP OF MONROE
- 2) SURVEY DONE WITHOUT THE BENEFIT OF A TITLE REPORT
- 3) WOOD LINE NOT LOCATED
- 4) LOT AREA = 1.00 ACRE
- 5) ZONING = BP (business park)
SIDE YARD MINIMUM SETBACK = 10.00'
REAR YARD MINIMUM SETBACK = 37.50'
(these setbacks were confirmed by Tara Nelms Monroe Township Zoning Officer)

PLOT PLAN

222 HEWITT AVENUE
TOWNSHIP OF MONROE
COUNTY OF GLOUCESTER, NEW JERSEY

DANIEL V. PIZZELLI, P.L.S.&P.P.

Professional Land Surveyor and Planner

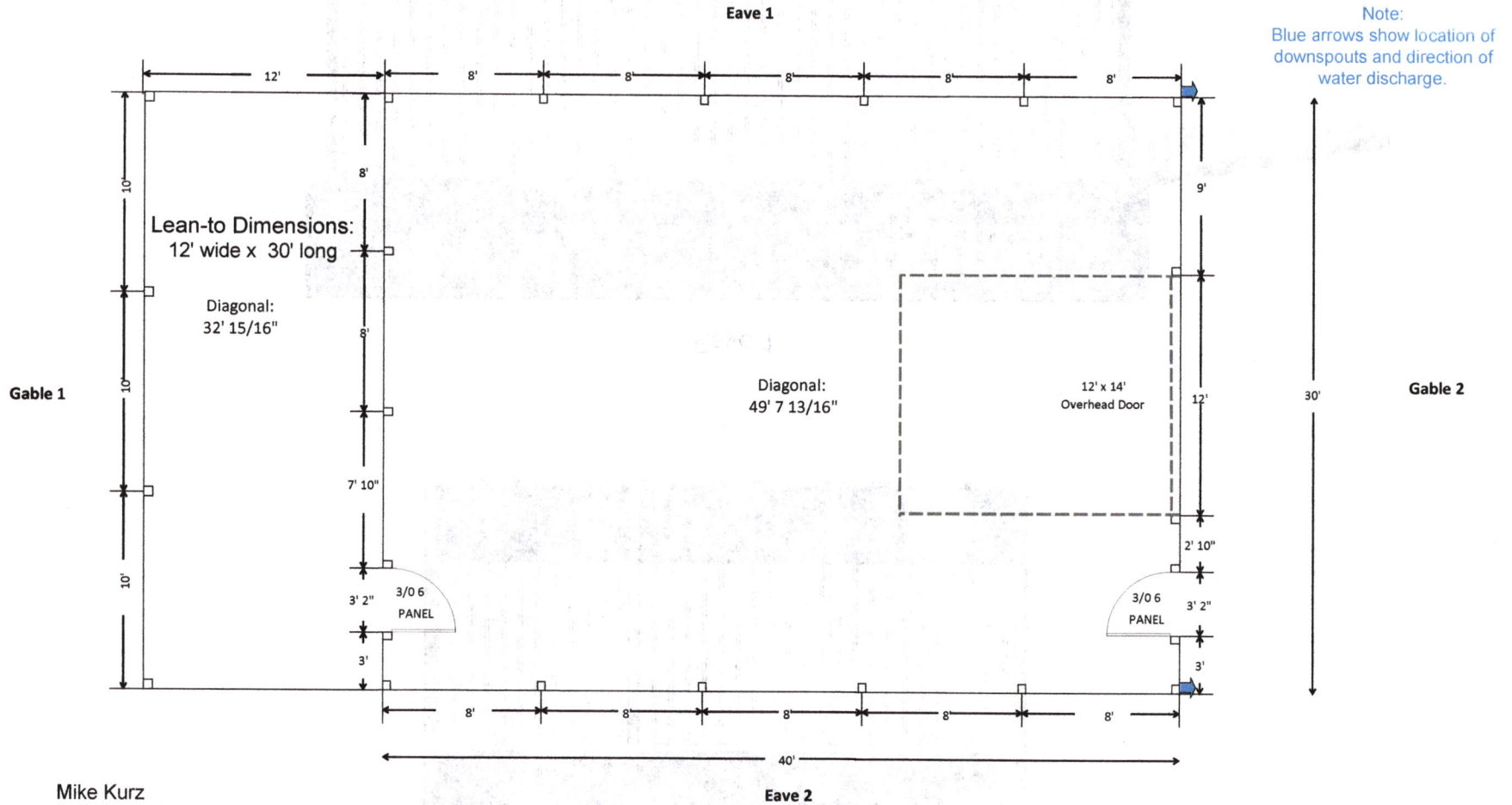
DANIEL V. PIZZELLI, P.L.S., N.J. LICENSE NO. 26808

PIZZELLI SURVEYING, L.L.C.
851 Washington Avenue
Williamstown, New Jersey, 08094
Tele: 856-728-7573
Fax: 856-728-0261

DATE: 1/26/21
JOB: P20-152

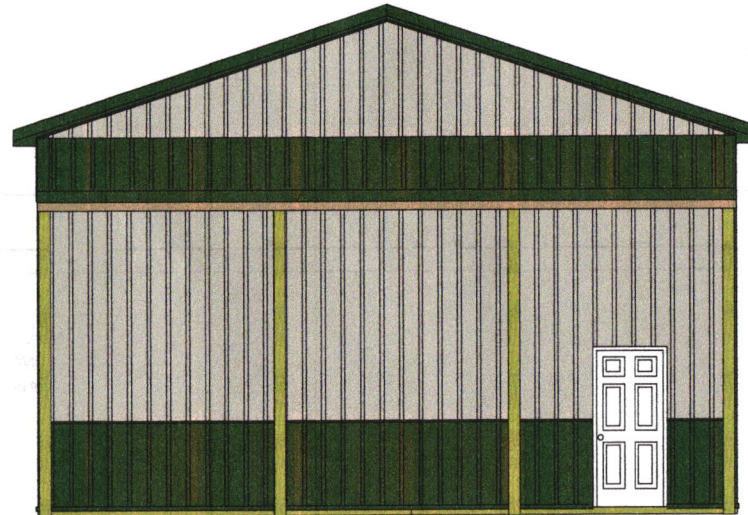
Floor Plan / Post Layout

Dimensions:
30' wide x 40' long x
16' inside height
(above finished floor)

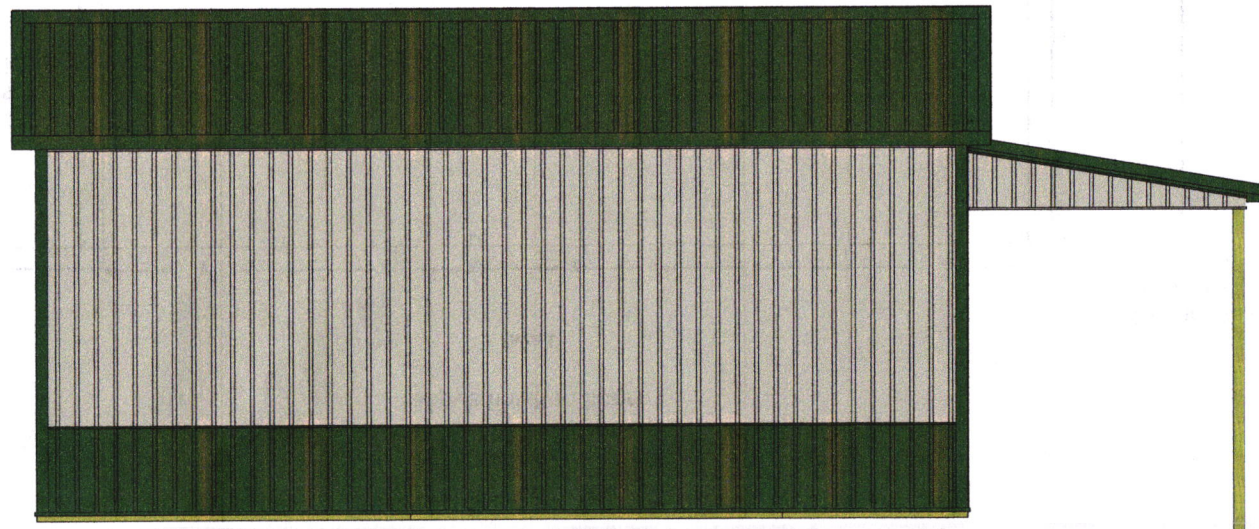


Mike Kurz
222 Hewitt Avenue
Williamstown NJ 08094

Gable 1

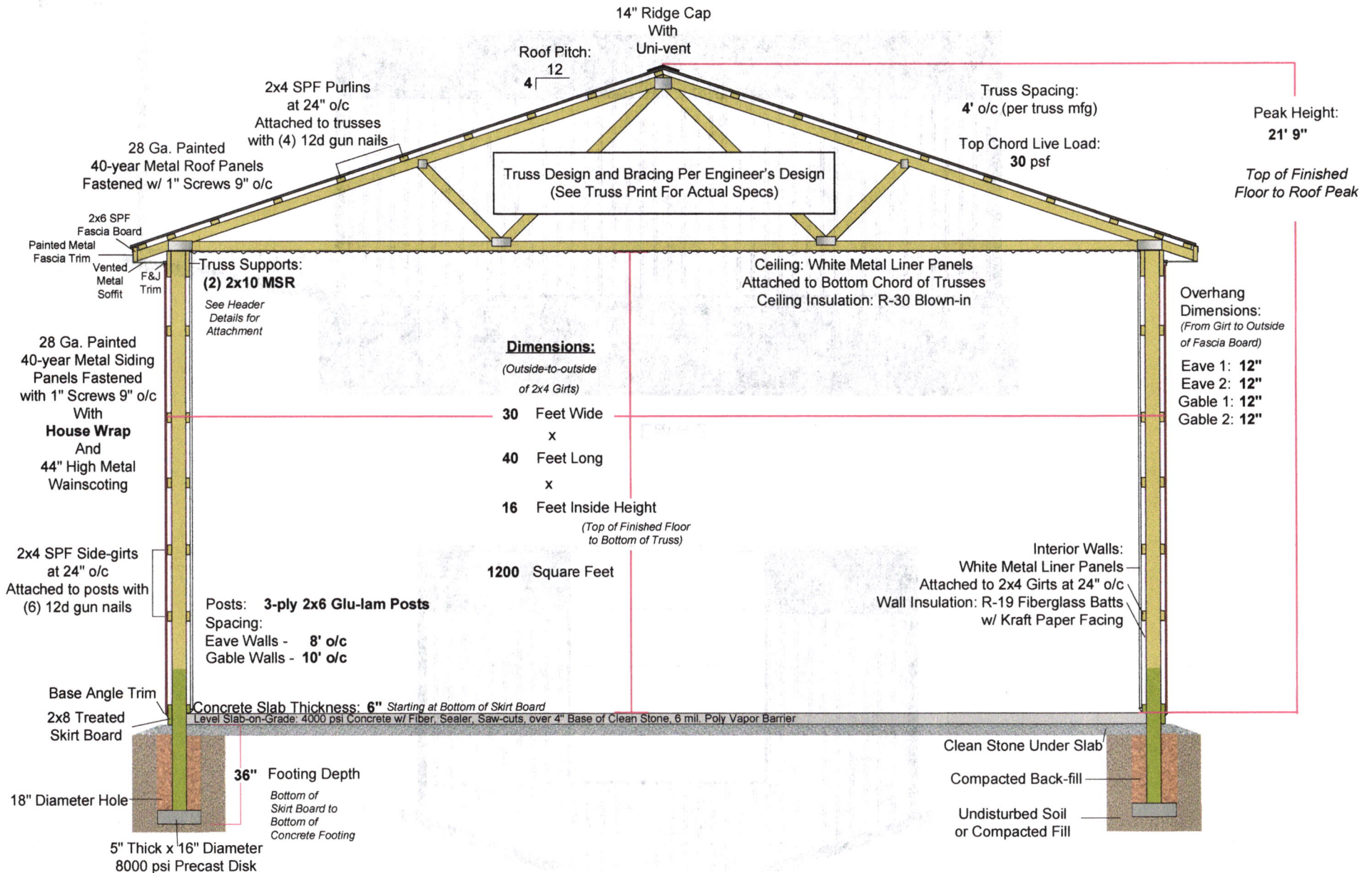


Eave 1



Mike Kurz
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Pole Building Cross Section (Not To Scale)

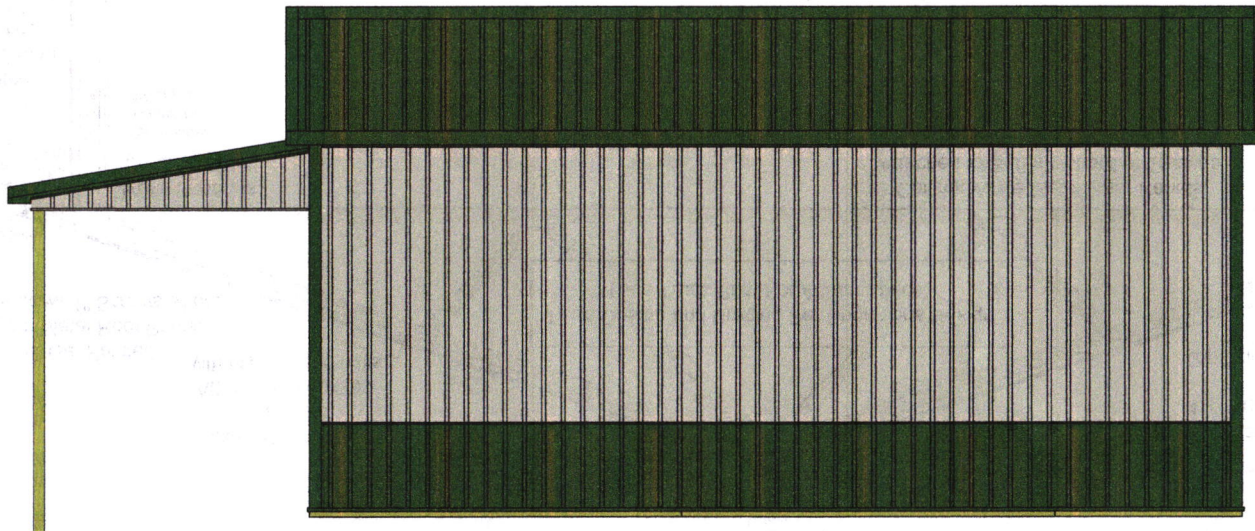


Mike Kurz
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Williamstown NJ 08094

Gable 2



Eave 2



Mike Kurz
222 Hewitt Avenue
Williamstown NJ 08094

A
1

TRUSS SUPPORT CONNECTION DETAILS

Attaching Trusses at Post

Engineered wooden roof truss attached to post or truss block w/ (8) 12D nails

Truss tied to support with the Simpson H2.5 hurricane ties fastened per mfg specifications

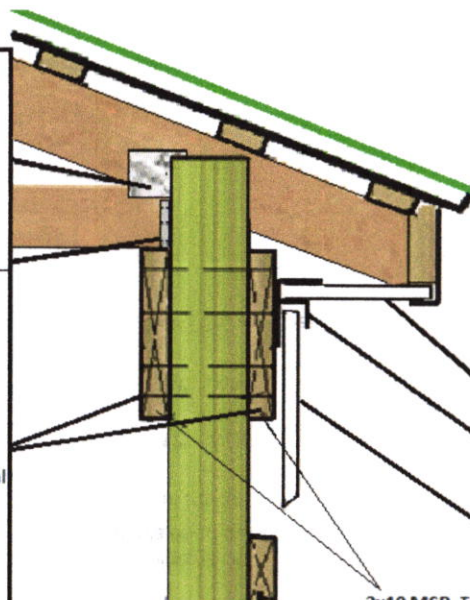
Truss Supports

8 ft span on eaves: Double 2x10 MSR

(2) Truss supports (1) attached to each side of post.
If additional supports are required, optional locations are as follows:

- a) notched into post along side of main support
- b) stacked under main support and attached per schedule

All Supports are MSR



Truss Connection at Post

Install soffit panel into F/J trim
Nail into fascia board

Install F/J Trim to Girder
with roofing nails

Install wall panels, attach to
girts with 1" screws

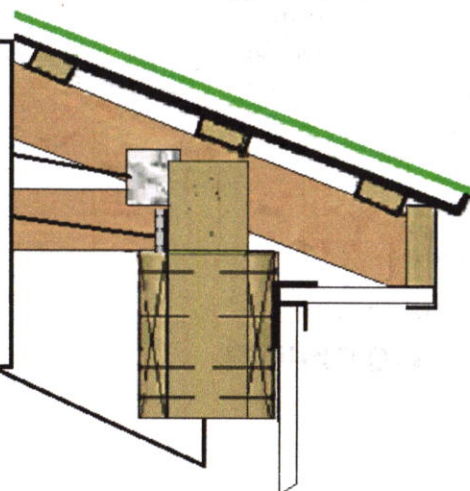
2x10 MSR Truss Supports

Attaching Trusses at Truss Block

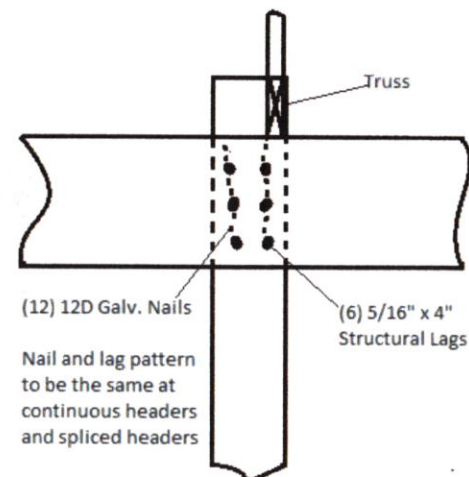
Engineered wooden roof truss attached to post or truss block w/ (8) 12D nails

Truss tied to support with Simpson H2.5 hurricane ties fastened per mfg specifications

Truss connection block installed between supports with (8) 12D nails



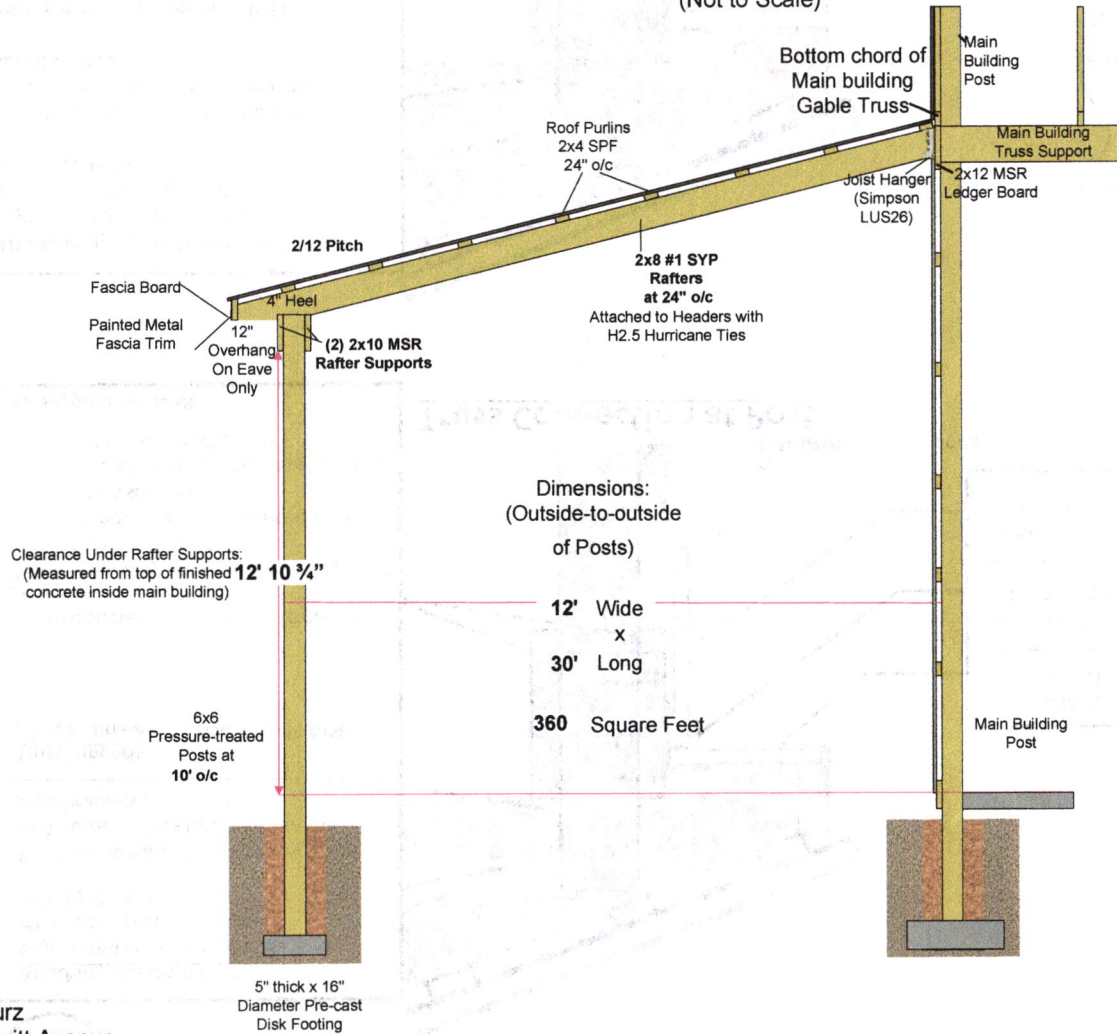
Truss Connection at Truss Block



Truss Support Fasteners

Lean-to Details

(Not to Scale)



Mike Kurz
222 Hewitt Avenue
Williamstown NJ 08094

Job B711147	Truss T30	Truss Type FINK	Qty 1	Ply 1	Stock Trusses NJ 131655138
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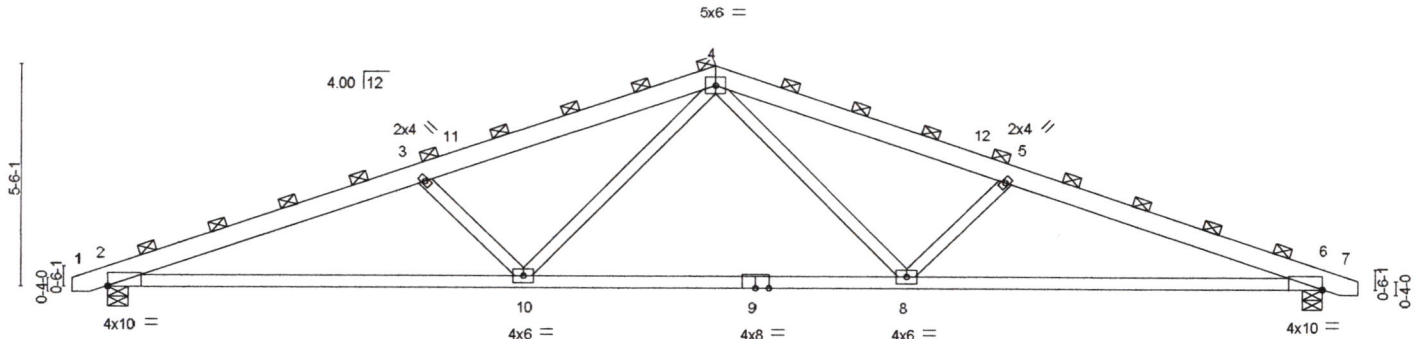
Superior Trusses, Ephrata, PA 17522

8.010 s Aug 11 2017 MiTek Industries, Inc. Tue Nov 14 16:00:54 2017 Page 1

ID:XCCL3vaYmfV1mepn6GhTf9ygjYS-MPnVePrUljkcY?G4wOr6VX?OK71E2amvEvcQ6yJDLd

0-10-8	7-10-0	15-0-0	22-2-0	7-2-0	7-10-0	30-10-8
0-10-8	7-10-0	7-2-0	7-2-0	7-2-0	7-10-0	0-10-8

Scale = 1:52.7



10-3-4	19-8-12	30-0-0
10-3-4	9-5-8	10-3-4

LOADING (psf)	SPACING	CSI	DEFL.	PLATES	GRIP
TCLL 30.0	Plate Grip DOL 1.15	TC 1.00	in (loc) l/defl L/d	MT20	197/144
(Roof Snow=30.0)	Lumber DOL 1.15	BC 0.90	Vert(LL) -0.43 2-10 >827 240		
TCDL 5.0	Rep Stress Incr NO	WB 0.38	Vert(CT) -0.68 2-10 >518 180		
BCLL 0.0	Code IBC2015/TP12014	Matrix-S	Horz(CT) 0.17 6 n/a n/a		
BCDL 5.0			Wind(LL) 0.19 8-10 >999 360	Weight: 136 lb	FT = 0%

LUMBER-
TOP CHORD 2x6 SP No.1
BOT CHORD 2x4 SPF 2100F 1.8E
WEBS 2x4 SPF No.2

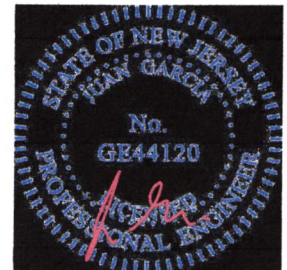
BRACING-
TOP CHORD 2-0-0 oc purlins
(Switched from sheeted: Spacing > 2-8-0).
BOT CHORD Rigid ceiling directly applied or 6-10-12 oc bracing.

REACTIONS. (lb/size) 2=2486/0-6-0, 6=2486/0-6-0
Max Horz 2=150(LC 9)
Max Uplift 2=-691(LC 10), 6=-691(LC 10)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-5541/1471, 3-4=-4762/1290, 4-5=-4762/1290, 5-6=-5541/1471
BOT CHORD 2-10=-1280/5108, 8-10=-731/3444, 6-8=-1280/5108
WEBS 3-10=-1313/485, 4-10=-308/1556, 4-8=-308/1556, 5-8=-1313/485

NOTES-

- Wind: ASCE 7-10; Vult=125mph (3-second gust) Vasd=99mph; TCDL=3.0psf; BCDL=3.0psf; h=15ft; B=45ft; L=24ft; eave=4ft, Cat II; Exp C; enclosed; MWFRS (directional); cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
- TCLL: ASCE 7-10; Pf=30.0 psf (flat roof snow); Category II; Exp C; Fully Exp.; Ct=1.2
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 20.0 psf or 1.00 times flat roof load of 30.0 psf on overhangs non-concurrent with other live loads.
- Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
- Plates checked for a plus or minus 2 degree rotation about its center.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 691 lb uplift at joint 2 and 691 lb uplift at joint 6.
- See Standard Industry Piggyback Truss Connection Detail for Connection to base truss as applicable, or consult qualified building designer.
- Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.



November 15, 2017

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MI-1473 rev. 10/03/2015 BEFORE USE.

Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see **ANSI/TP1 Quality Criteria, DSB-89 and BCSI Building Component Safety Information** available from Truss Plate Institute, 218 N. Lee Street, Suite 312, Alexandria, VA 22314.



16023 Swingley Ridge Rd
Chesterfield, MO 63017