

**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. 21-14

Applicant: TOWALA PROPERTIES, LLC Owner: SAME  
(If different than applicant)

Address: 620 GLASSBORO RD Address: \_\_\_\_\_  
WILLIAMSTOWN NJ 08094

Telephone No. \_\_\_\_\_ Telephone No. \_\_\_\_\_

Fax No. \_\_\_\_\_ E-Mail Address: \_\_\_\_\_

Attorney: JOHN KOSLO E-Mail Address: jkos1@comcast.net  
Telephone No. 856-228-9455

Address: 151 FRIER HILLS #503 TURNERSVILLE, NJ 08012

Property Address: 1451 GLASSBORO ROAD

Plate: \_\_\_\_\_ Block: 15001 Lot: 4.03 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: \_\_\_\_\_

Location: \_\_\_\_\_

Nearest Cross-Street: \_\_\_\_\_ 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? 11

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: X

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:

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 SEPT. 2020

[Signature]  
(Notary Public)

JOHN D. KOSYLO  
ATTORNEY AT LAW  
STATE OF NEW JERSEY

X [Signature]  
(Signature of Applicant)

BOARD USE ONLY Date application received: 2-22-2021 Deemed Complete: \_\_\_\_\_

[04/02/19]

Public hearing date: 4-6-2021 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](mailto:jkos1@comcast.net)

Monroe Township Zoning Board

February 27, 2021

Re: Towala Properties, LLC/Garry L. Fudala & John Towers  
1451 Glassboro Road  
Use Variance  
Block 15001; Lot 4.03  
Zone: C

Dear Board Members,

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

Requested Action:

The applicant is the owner of the cited property. (One of the principals of the owner is also the owner of the adjacent property 1453 Glassboro Road). The applicant is requesting that this board grant it a use variance to permit a portion of the property to be used for parking vehicles.

Need & Background Information:

The property is currently used to operate a machine shop in the a story masonry building depicted on the survey

The applicant wishes to obtain a use variance to permit it to lease parking space on the property to a baking company. The lease would be for a 280' x 100' spot located on the subject property for the purposes of parking for up to 30 bakery delivery trucks and parking for up to 30 personal vehicles belonging to employees of Tenant.



Variances Needed:

Use Variance to permit this use.

Use Variance to permit the property to be used as a multi-use property.

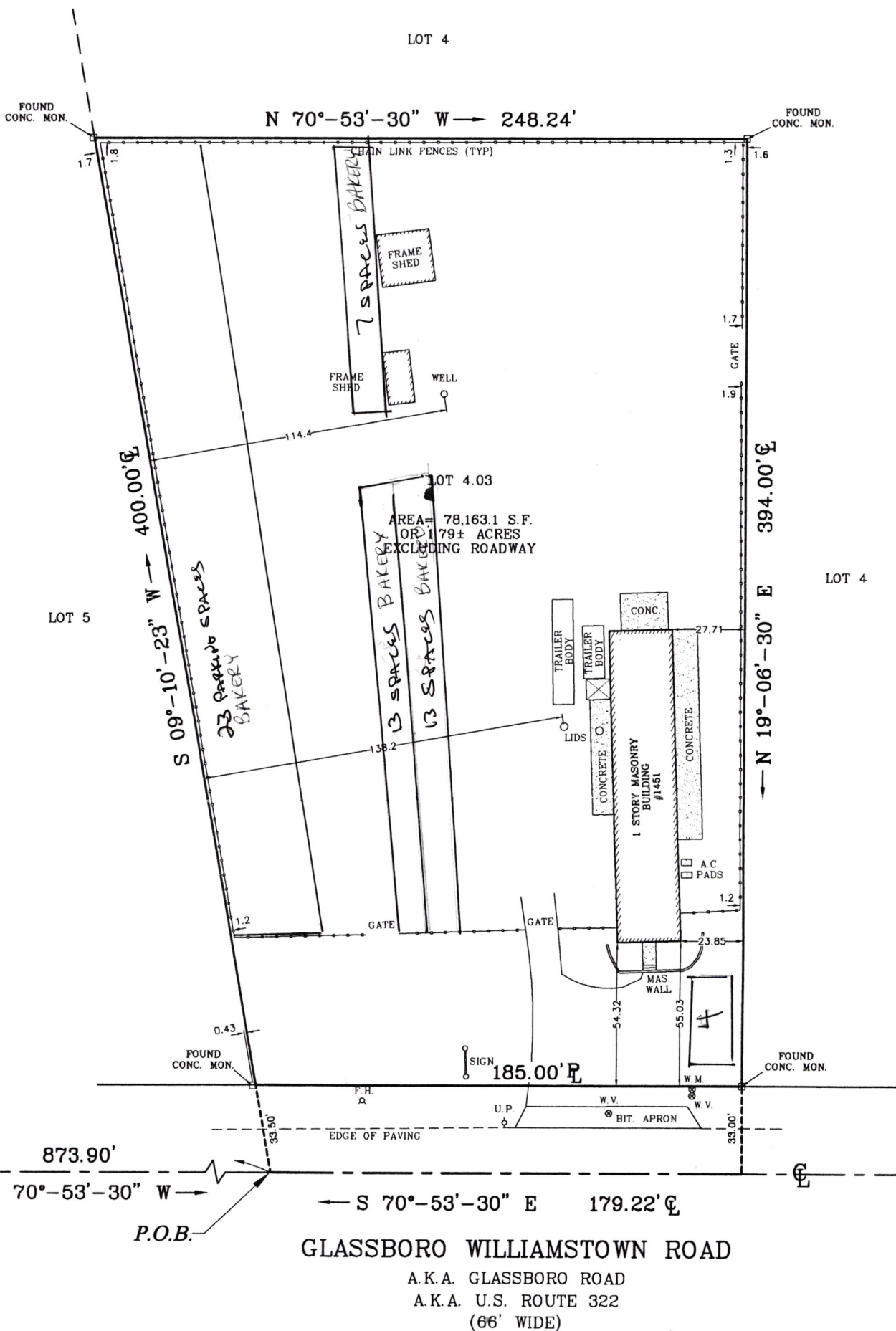
Effects:

Negligible. The area surrounding the property is a commercial neighborhood. Vehicles are coming and going at all hours of the day. In this instance, employees of the baking business would be in and out of the property twice a day; once for picking up the bakery vehicles and once for dropping them off. It fits the commercial character of the neighborhood as landscaping and automotive businesses are located within reasonable distance from the property.

Very truly yours,

John D. Kosylo





MAKING THIS SURVEY, I  
UCH EASEMENT IF ANY,  
THE LANDS OR ON THE  
AN INDUCEMENT FOR  
E TO THE LANDS AND  
ILITY LIMITED TO THE  
H IT IS BEING USED.

NOV. 9, 2020  
AND PREMISES  
PLAT IS IN AC-  
OF SAID SURVEY.

EWING  
VEYOR

NOTES:  
BEING KNOWN AS LOT 4.03 IN BLOCK 15001 ON THE  
TOWNSHIP OF MONROE TAX MAPS.

SURVEY OF PREMISES  
1451 GLASSBORO ROAD  
SITUATED IN  
TOWNSHIP OF MONROE  
COUNTY OF GLOUCESTER, NEW JERSEY

DRAWN BY: F.D.G. DATE: 10/9/20 SCALE: 1"=40'

EWING  
ASSOCIATES  
LAND SURVEYORS

900B No. DELSEA DRIVE, P.O. BOX 145, CLAYTON, N.J. 08312  
PHONE: (856) 881-4931







