

**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. 21-16

Applicant: JAMES COSTA Owner: \_\_\_\_\_  
(If different than applicant)

Address: 2310 CORKERY LANE Address: \_\_\_\_\_  
WILLIAMSTOWN NJ 08094

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

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

Attorney: \_\_\_\_\_ E-Mail Address: \_\_\_\_\_  
Telephone No. \_\_\_\_\_

Address: \_\_\_\_\_

Property Address: 2310 CORKERY LANE

Plate: \_\_\_\_\_ Block: 3901 Lot: 22 Zoning Classification: AGRA

1. Application concerns: (Check what is applicable)

Use Private Lot Area 1 ACRE Rear/Side/Front \_\_\_\_\_ Existing Building \_\_\_\_\_  
Yards \_\_\_\_\_ Height \_\_\_\_\_ Addition \_\_\_\_\_

Proposed building ☒ Minor/Major Site Plan \_\_\_\_\_ Minor/Major Subdivision \_\_\_\_\_

Alleged Error of Township Official \_\_\_\_\_ Other USE VARIANCE

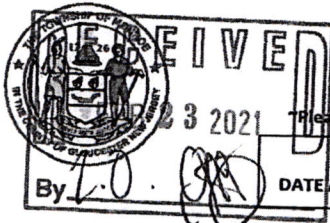
2. Brief description of real estate affected: Development Name: \_\_\_\_\_

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

Nearest Cross-Street: \_\_\_\_\_ Lot size: 1 ACRE

Does Property Have Water/Sewer? \_\_\_\_\_ Private ☒ Public

If use variance is requested for accessory structure, what is the square footage of existing home? 1708 sq ft



## ZONING PERMIT APPLICATION

TOWNSHIP OF MONROE  
Zoning Department  
125 Virginia Avenue  
Williamstown, NJ 08094  
[www.monroetownshipnj.org](http://www.monroetownshipnj.org)  
(856)728-9800 ext. 237, 222  
RESIDENTIAL FEE - \$50  
NON-RESIDENTIAL FEE - \$100  
RESUBMISSION/CHANGE FEE - \$25

Please be sure to read checklist before completing and submitting application

By LO DATE APP COMPLETE 2/3/21 OFFICE USE ONLY: ZONE R-1A APP # 11716

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)

<b>Work Site Information:</b>	
Work Site Address: <u>2310 CORKERY LN</u>	Block: <u>3901</u> Lot: <u>22</u> Qualifier:
<b>Property &amp; Owner Information</b>	
Owner Name: <u>JAMES COSTA</u>	<b>Tenant/Contractor Information (If Applicable)</b>
Owner Mailing Address: <u>2310 CORKERY LANE</u>	Contractor Name:
<u>WILLIAMSTOWN NJ 08094</u>	Contractor Address:
Owner Phone #:	Contractor Phone #:
The property has (Circle One/Answer all): <u>Sewer</u> or Septic	Business Tenant Name:
Pinelands: Yes or No	Tenant Address Outside of Location:
Wetlands: Yes or <u>No</u>	
HOA: Yes or <u>No</u>	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 X 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.

40X60' X 16'-17' POST FRAME BUILDING, CONCRETE - ROUGHLY 2400sq.ft.

### 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: JAMES C. COSTA Signature: James C. Costa Date: \_\_\_\_\_

### OFFICE USE ONLY BELOW:

Fee Collected: <u>\$50</u>		Check #: <u>259</u>		CASH: _____		MO#: _____		Received: <u>[Signature]</u> <u>2/3/21</u>	
<b>ENGINEERING REQUIRED</b>		<b>ENGINEERING &amp; INSPECTION</b>		<b>INFORMATION</b>		<b>ONLY</b>			
GRADING WAIVER GRANTED		Rec'd Approval		Rec'd Approval		Rec'd Final Compliance			
Inspection Date Performed & Findings:						ENGINEERING NOT REQUIRED			
Permit Closure Document and Date:									

APPROVED BY ZONING OFFICER: \_\_\_\_\_ Date: \_\_\_\_\_

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: SINGLE FAMILY HOME 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: X 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: Proposed 40' x 60' POST STRUCTURE w/ 20' ceiling @ peak

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:

(NOT COMMERCIAL) I HAVE 3 CLASSIC CARS, motorcycle and a boat that will need to be stored inside, along with searbox full of things from my previous garage

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 2ND day of MARCH 2021

Ninette M Orbachewski  
(Notary Public)

James C...  
(Signature of Applicant)

BOARD USE ONLY Date application received: 3-2-2021 Deemed Complete: \_\_\_\_\_

Public hearing date: 4-6-2021 By: \_\_\_\_\_

**REFERRAL FORM TO THE LAND USE BOARDS**

Planning Board: \_\_\_\_\_

Zoning Board:   X  

**APPLICATION DETAILS**

Date: 2/26/2021  
 Name of Applicant: James Costa  
 Address of Applicant: 2310 Corkery Ln  
 Block: 3910 Lot(S): 22  
 Zone: R6PA Pinelands: Yes on 1 acre

**THIS APPLICATION FOR A ZONING PERMIT NEEDS THE FOLLOWING LAND USE BOARD APPROVAL BUT NOT LIMITED TO ANY PROFESSIONAL REVIEW FOR THE BOARD:**

<b>VARIANCES:</b>	<b>REQUIREMENTS:</b>	<b>PROPOSED:</b>	<b>NEED:</b>
USE:	<u>900 Sq ft</u>	<u>2400 Sq ft</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**

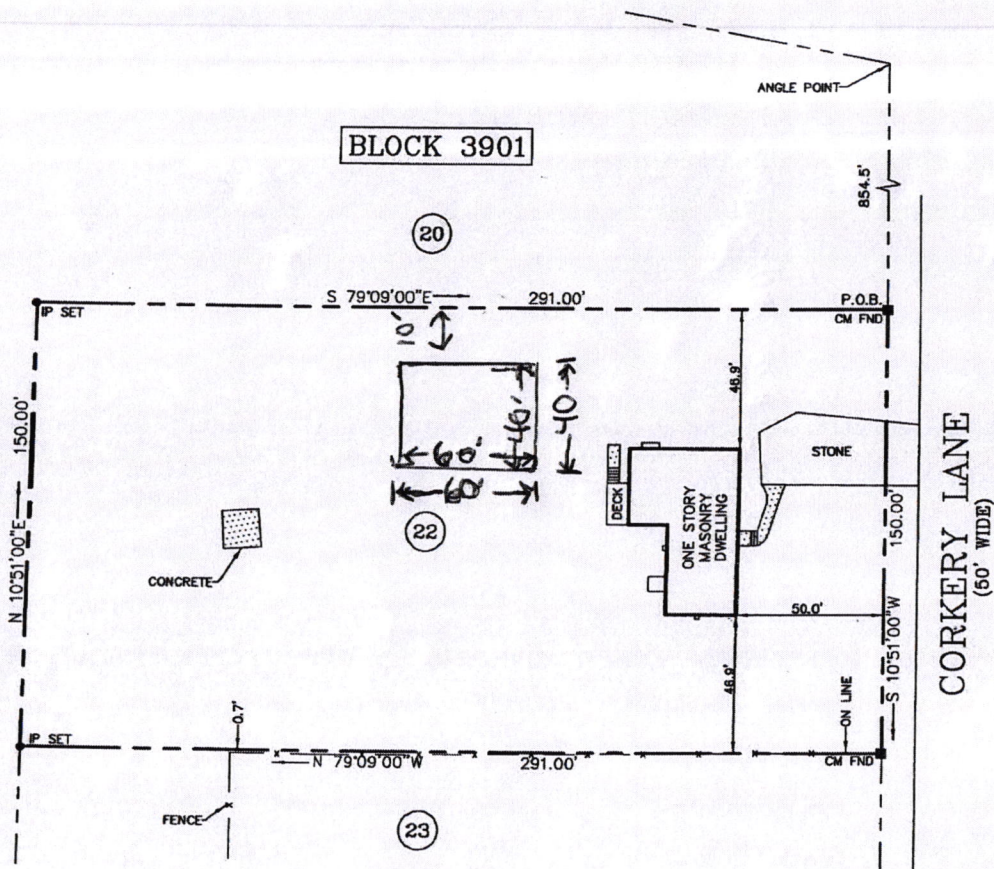
MINOR SUBDIVISION \_\_\_\_\_  
 MAJOR SUBDIVISION \_\_\_\_\_

COMMENTS: \_\_\_\_\_

*Lisa Helms*  
 Zoning Officer Signature

2/26/2021  
 Date

CC: Applicant, Land Use Board Secretary, file



LOT AND BLOCK NUMBERS REFER TO THE MONROE TOWNSHIP TAX MAP.

AREA = 1.002 ACRES, MORE OR LESS.

CERTIFY TO:

- JAMES COSTA
- OMEGA SETTLEMENT SOLUTIONS/LANDIS TITLE
- GREENTREE MORTGAGE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR

To: Any Insurer of Title relying hereon and any other party in interest: In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insurer of title to insure the title to the lands and premises shown thereon. This responsibility limited to the current matter as of the date of this survey.

Only copies from the original of this survey clearly marked with an original of the land surveyor's embossed seal shall be considered to be valid copies.

This certification is made only to the current parties for purchase and/or mortgage of herein delineated property. No responsibility or liability is assumed by the Surveyor for use of survey for survey affidavit, resale of property, or any other person, either directly or indirectly.

*Robert J. Monson*

ROBERT J. MONSON  
PROFESSIONAL LAND SURVEYOR  
NJ LICENSE NO. 35389

### PLAN OF SURVEY

2310 CORKERY LANE  
LOT 22, BLOCK 3901, PLATE 39  
MONROE TOWNSHIP  
GLOUCESTER COUNTY, NEW JERSEY

SCALE: 1"=40' DATE: 1/16/2021

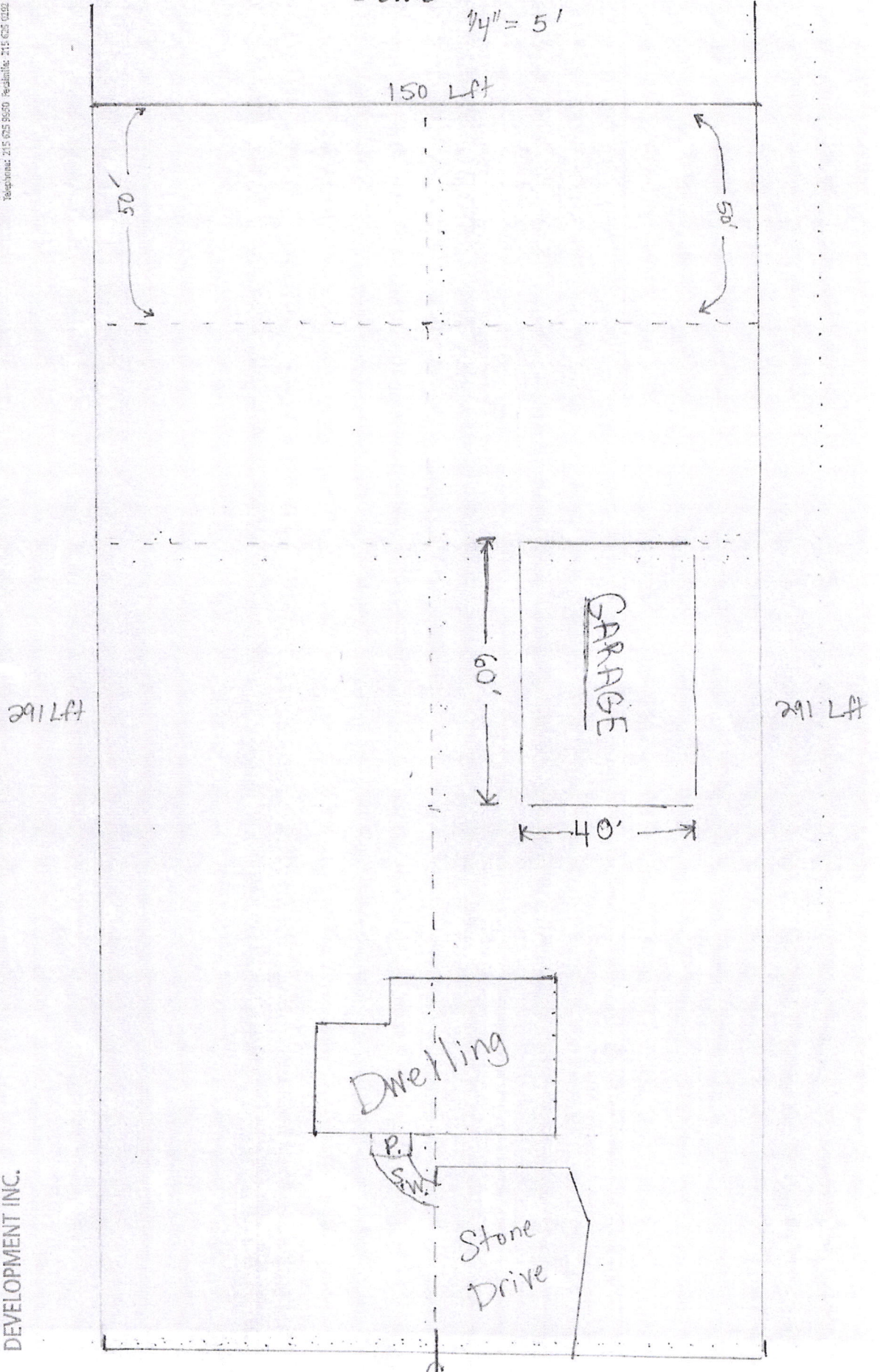
DRAWN BY: R.J.M. DRAWING NO. 11856

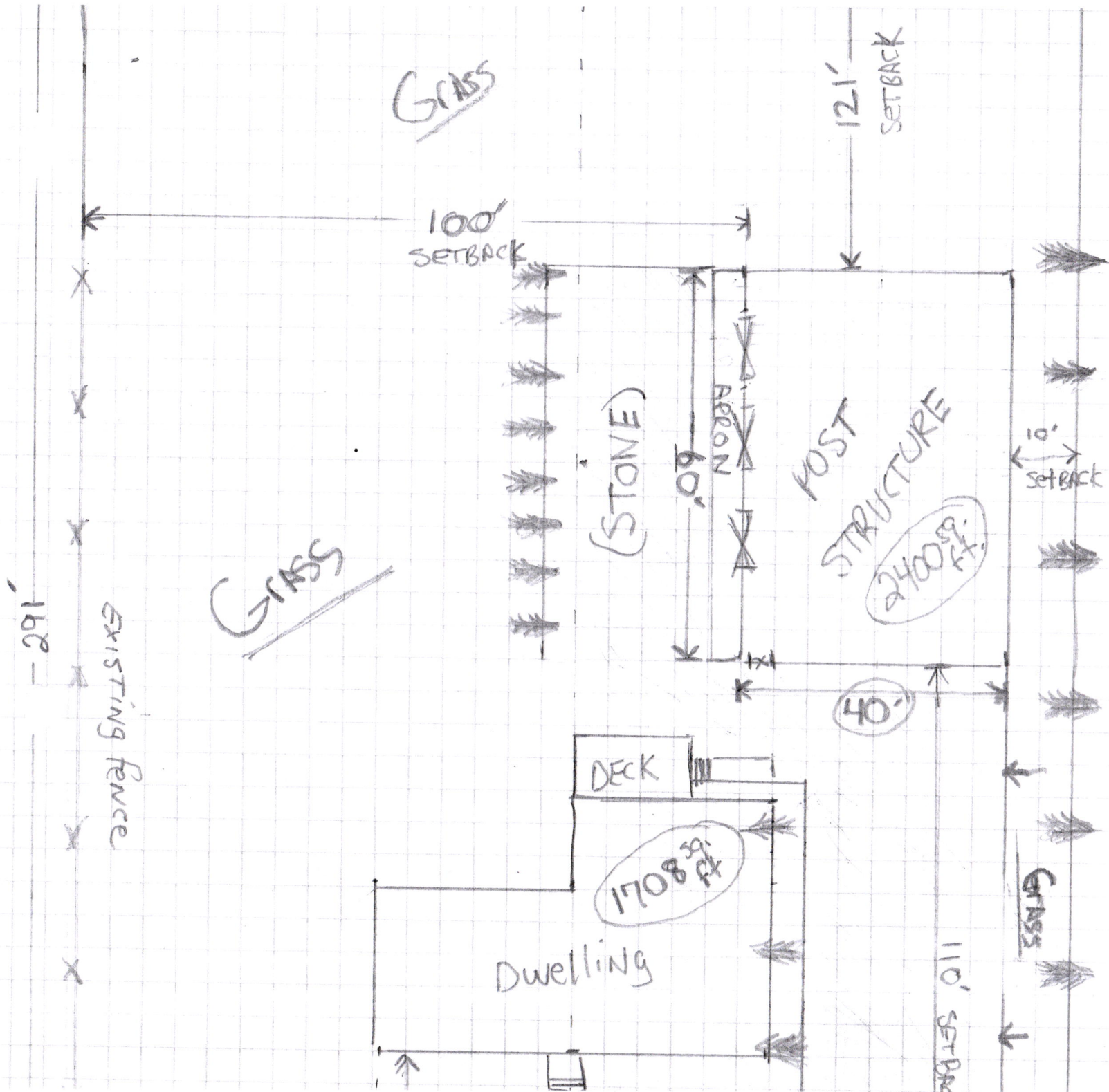
ROBERT J. MONSON, P.L.S.  
800 ROSETREE DRIVE  
WILLIAMSTOWN, NJ 08094  
PHONE: (856) 728-1974 FAX: (856) 728-3038

EBRM DEVELOPMENT INC.  
230 S. 2nd Street, Alhambra Square, Suite 110 Philadelphia, Pa 19147  
Telephone: 215 625 9550 Facsimile: 215 625 0392

EBRM  
DEVELOPMENT INC.

Scale 1" = 20'  
1/4" = 5'











## Dawn Farrell

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**From:** Jim Costa [REDACTED]  
**Sent:** Tuesday, March 2, 2021 9:43 AM  
**To:** Dawn Farrell; Ninette Orbaczewski  
**Subject:** 2310 Corkery lane cars

These are the cars ,bikes ,and boat I will be storing in the garage.







