

**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. 21-17

Applicant: Allison Longo Owner: \_\_\_\_\_

Address: 1789 Winslow Rd (If different than applicant)  
Address: \_\_\_\_\_

Williamstown NJ 08094

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

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

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

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

Property Address: 1789 Winslow Rd Williamstown NJ 08094

Plate: \_\_\_\_\_ Block: 4401 Lot: 28 Zoning Classification: RD-A

1. Application concerns: (Check what is applicable)

Use \_\_\_\_\_ Lot Area \_\_\_\_\_ Rear/Side/Front Yards ✓ Height \_\_\_\_\_ Addition \_\_\_\_\_ Existing Building \_\_\_\_\_

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: Winslow Rd.

Nearest Cross-Street: Malaga Rd. Lot size: 2.97 +/- acres

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

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

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: Residential 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: I need a side yard variance. Ten feet are required and I only have 3 feet. I need variance for 7 feet for pool deck.

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 did not know that I needed a permit for an above ground pool and deck. It is already built and constructed. I put it up in May when covid started, for my kids. There is no other more of the side yard, part of my property.

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 1ST day of MARCH 2021

Kenneth M. [Signature]  
(Notary Public)

[Signature]  
(Signature of Applicant)

BOARD USE ONLY: Date application received: \_\_\_\_\_ Deemed Complete: \_\_\_\_\_

NOTARY PUBLIC STATE OF NEW JERSEY

MY COMMISSION EXPIRES  
104/02/191  
OCTOBER 05, 2024

Public hearing date: \_\_\_\_\_ By: \_\_\_\_\_



**REFERRAL FORM TO THE LAND USE BOARDS**

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

Zoning Board: 8

**APPLICATION DETAILS**

Date: 2/26/2021  
 Name of Applicant: Allison Longo & John Tress  
 Address of Applicant: 1789 Winslow Rd  
 Block: 4401 Lot(s): 28  
 Zone: RDA Pinelands: yes

**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:			
SIDE YARD:	<u>10</u>	<u>3</u>	<u>Bulk</u>
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: Deck Built w/o Permits - Deck doesn't  
Pool meet setbacks

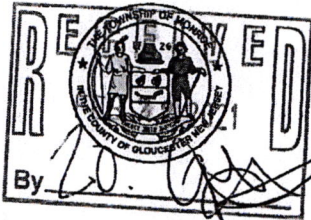
Sara Nelms

Zoning Officer Signature

2/26/2021  
 Date

CC: Applicant, Land Use Board Secretary, file





## ZONING PERMIT APPLICATION

~Please be sure to read checklist before completing and submitting application~

DATE APP COMPLETE	2-22-21	OFFICE USE ONLY ZONE	RDA	APP #	11715
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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

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: 1789 Winslow Road		Block: 4401	Lot: 28	Qualifier:
<b>Property &amp; Owner Information</b>		<b>Tenant/Contractor Information (if Applicable)</b>		
Owner Name: Largo, Allison M & Tress, John W SR		Contractor Name:		
Owner Mailing Address: 1789 Winslow Road		Contractor Address:		
Williamstown, NJ 08094				
Owner Phone #:		Contractor Phone #:		
The property has (Circle One/Answer all):		Sewer or Septic		
Pinelands: (Yes) or No	Wetlands: Yes or (No)	Business Tenant Name:		
HOA: Yes or (No)	Easement: Yes or No	Tenant Address Outside of Location:		
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.

- ① Enlarged Garage From existing Foundation and garage made repairs. peak of Roof is 20 Foot, New square footage is 12x30. added to 576 sq ft. garage.
- ② Above Ground Pool with Enclosed Gated Deck.
- ③ Vinyl Fence to Back yard

### 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.

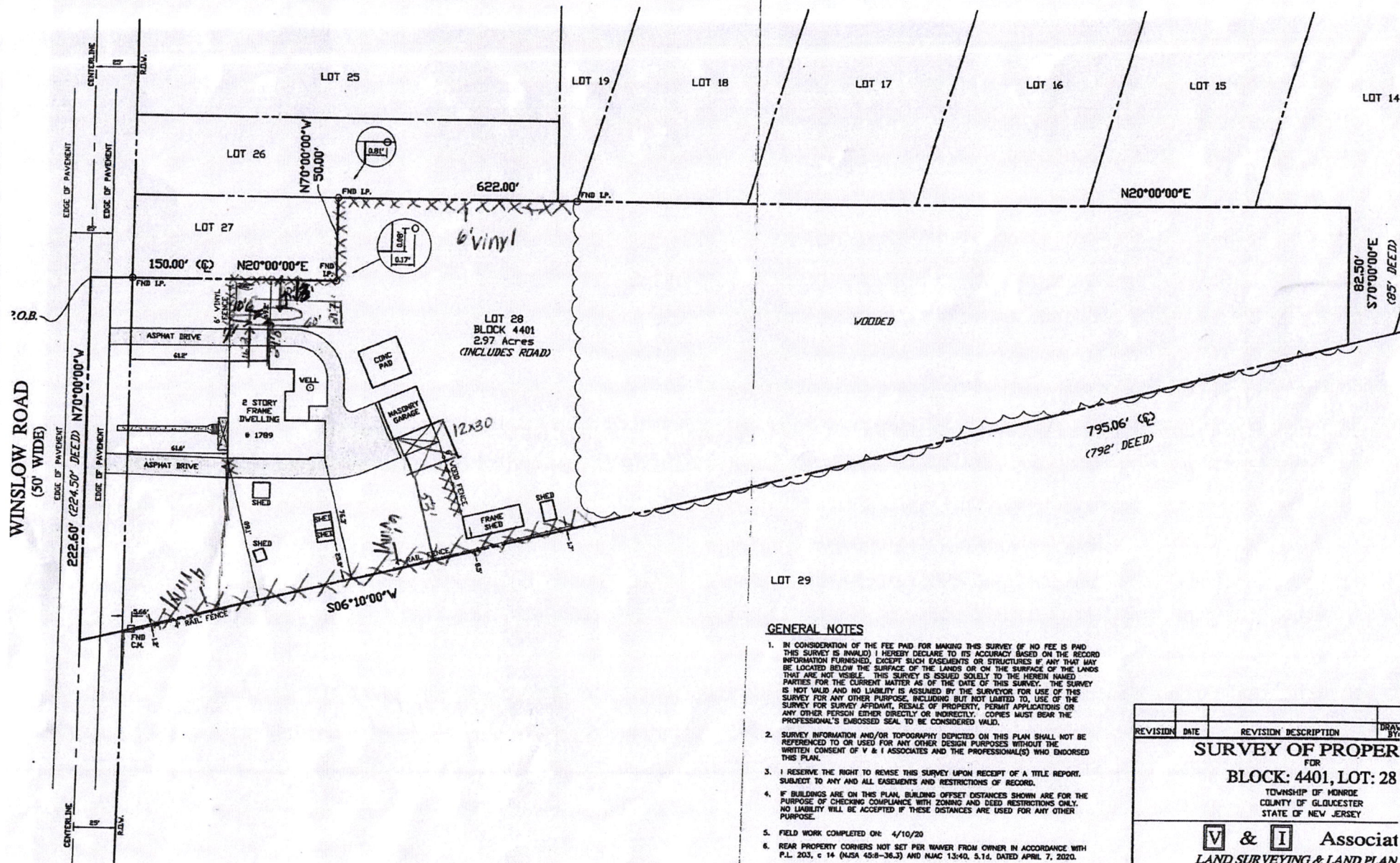
Property Owner ONLY - Print: John W Tress Signature: John W Tress Date: 2-22-2021

### OFFICE USE ONLY BELOW:

Fee Collected: 450		Check #:		CASH: <input checked="" type="checkbox"/> MO#: _____		Received: [Signature] 2/22/21	
<b>ENGINEERING &amp; INSPECTION</b>		<b>INFORMATION</b>		<b>ONLY</b>			
ENGINEERING REQUIRED		Rec'd Approval		Rec'd Final Compliance			
GRADING WAIVER GRANTED		Rec'd Approval		ENGINEERING NOT REQUIRED			
Inspection Date Performed & Findings:							
Permit Closure Document and Date:							

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



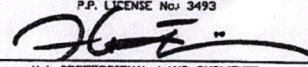


LOT 29

#### GENERAL NOTES

1. IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY (IF NO FEE IS PAID, THIS SURVEY IS INVALID) I HEREBY DECLARE TO ITS ACCURACY BASED ON THE RECORD INFORMATION FURNISHED, EXCEPT SUCH EASEMENTS OR STRUCTURES IF ANY THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS THAT ARE NOT VISIBLE. THIS SURVEY IS ISSUED SOLELY TO THE HEREIN NAMED PARTIES FOR THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY. THE SURVEY IS NOT VALID AND NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE, INCLUDING BUT NOT LIMITED TO, USE OF THE SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, PERMIT APPLICATIONS OR ANY OTHER PERSON EITHER DIRECTLY OR INDIRECTLY. COMES MUST BEAR THE PROFESSIONAL'S EMBOSSED SEAL TO BE CONSIDERED VALID.
2. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS PLAN SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF V & I ASSOCIATES AND THE PROFESSIONAL(S) WHO ENDORSED THIS PLAN.
3. I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON RECEIPT OF A TITLE REPORT, SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE.
5. FIELD WORK COMPLETED ON: 4/10/20
6. REAR PROPERTY CORNERS NOT SET PER WAIVER FROM OWNER IN ACCORDANCE WITH P.L. 203, c. 14 (NJSA 45:8-36.3) AND NJAC 13:40, 5.14, DATED APRIL 7, 2020.
7. NO OFFICIAL WETLANDS OR ANY HAZARDOUS MATERIALS WERE IDENTIFIED OR LOCATED BY THIS SURVEY. THIS SERVICE IS NOT OFFERED OR PERFORMED BY V & I ASSOCIATES, INC.
8. ISSUED TO:

JOHN W. LONGO, SR & ALLISON M. LONGO

REVISION	DATE	REVISION DESCRIPTION	DRAWN BY
<b>SURVEY OF PROPER</b> FOR <b>BLOCK: 4401, LOT: 28</b> TOWNSHIP OF MONROE COUNTY OF GLOUCESTER STATE OF NEW JERSEY			
<b>V &amp; I</b> Associat <b>LAND SURVEYING &amp; LAND PLAN</b>			
69 SOUTH WHITE HORSE PIKE, SUITE 101, BERLIN, NEW JERSEY TELEPHONE: (856) 767-8162 FAX: (856) 767-8163 CERT. OF AUTH. 824GA28041100			
<b>FRANK A. INTESSIMONI</b> P.L.S. LICENSE No. 31656 P.P. LICENSE No. 3493			
 N.J. PROFESSIONAL LAND SURVEYOR N.J. PROFESSIONAL PLANNER			