

**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. 21-18

Applicant: Victor Farnelli Owner: _____
(If different than applicant)
Address: 378 Rushford Dr Address: _____

Williamstown NJ 08094

Telephone No. 856-287-4915 Telephone No. _____

Fax No. _____ E-Mail Address: _____

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

Address: _____

Property Address: 378 Rushford Dr

Plate: _____ Block: 103-0103 Lot: 11 Zoning Classification: RG-PR

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 Percentage of Lot Coverage

2. Brief description of real estate affected: Development Name: Carrage Glen

Location: 378 Rushford Dr

Nearest Cross-Street: Bracken Dr Lot size: 75' x 140'

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? _____ 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: We would like to put a pool in
while maintaining some of the existing patio we currently
have in place as well as the existing shed in the current
location. We are asking for a variance of up to 50%.

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:

We are trying to create a space for our family and
friends to enjoy peacefully in the summers. 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 8th day of MARCH 2021

(Notary Public)

(Signature of Applicant)

BOARD USE ONLY Date application received: 3/8/21 Deemed Complete: _____

NINETTE M ORBACZEWSKI

NOTARY PUBLIC, STATE OF NEW JERSEY

104/02/191 MY COMMISSION EXPIRES

OCTOBER 05, 2024

Public hearing date: 4/20/21 By: dnd

ZP: 11404

REFERRAL FORM TO THE LAND USE BOARDS

Planning Board: _____

Zoning Board: X

APPLICATION DETAILS

Date: 11/5/2020

Name of Applicant: Victor Farinelli

Address of Applicant: 378 Rushfoil Drive

Block: 103.0103 Lot(S): 11

Zone: PGPR 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: Shed 5 1 Pre-existing

REAR YARD: 5 6

FRONT YARD: _____

BULK: _____

LOT AREA: _____

LOT WIDTH: _____

LOT COVERAGE: 30% 42% Bulk Variance

ENCROACHMENT INTO BUFFER: _____

WAIVERS:

SIDEWALK WAIVER _____

SITE PLAN WAIVER _____

SITE PLAN:

MINOR SITE PLAN _____

MAJOR SITE PLAN _____

SUBDIVISION

MINOR SUBDIVISION _____

MAJOR SUBDIVISION _____

COMMENTS: _____

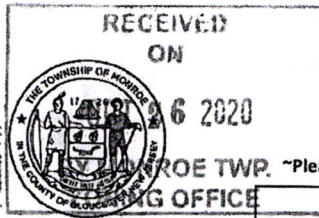
Lara A Park

Zoning Officer Signature

11/5/2020

Date

CC: Applicant, Land Use Board Secretary, file



ZONING PERMIT 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

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

DATE APP COMPLETE 10/26/20 ZONE RPPD APP # 4401

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:		103.0103	
Work Site Address: 378 Rushfoil Dr		Block: 103-103	Lot: 11
Property & Owner Information		Qualifier:	
Owner Name: Nicole & Victor Farinelli		Tenant/Contractor Information (if Applicable)	
Owner Mailing Address: 378 Rushfoil Dr		Contractor Name: Del Val Pools & Spas	
Williamstown, NJ 08094		Contractor Address: 4431 Rt 42	
Owner Phone #:		Turnersville, NJ 08012	
Contractor Phone #: 856-629-2999		Business Tenant Name:	
The property has (Circle One/Answer all): <input checked="" type="radio"/> Sewer or <input type="radio"/> Septic		Tenant Address Outside of Location:	
Pinelands: <input checked="" type="radio"/> Yes or <input type="radio"/> No	Wetlands: Yes or <input checked="" type="radio"/> No	Variance Approval: Yes or No If yes, Resolution #	
HOA: Yes or <input checked="" type="radio"/> No	Easement: <input checked="" type="radio"/> Yes or <input type="radio"/> No	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 ingrounds@delvalpools.net

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.

installing inground pool. 500 sq ft gunite freeform

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: Victor Farinelli Signature: [Signature] Date: 08/12/20

OFFICE USE ONLY BELOW:

Fee Collected: 150		Check #: 152		PAYMENT INFORMATION:	
Cash:		MO#:		Received: [Signature] 10/26/20	
ENGINEERING REQUIRED		INSPECTION		INFORMATION ONLY	
GRADING WAIVER GRANTED		Rec'd Approval		Rec'd Final Compliance	
Inspection Date Performed & Findings:		Rec'd Approval		ENGINEERING NOT REQUIRED	
Permit Closure Document and Date:					

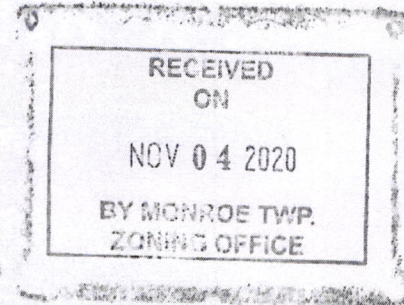
APPROVED BY ZONING OFFICER: _____ Date _____

MTSPX20266

November 3, 2020

Tara Park, Zoning Officer
Township of Monroe
125 Virginia Ave, Suite 5A
Williamstown, NJ 08094

RE: **Pool Lot Grading Application**
378 Rushfoil Drive
Lot 11, Block 103.0103
Applicant: Victor Farinelli



Dear Tara,

We are in receipt of a Pool (Only) Lot Grading Application along with a Pool Grading Plan prepared by James Maccariella, PE, dated 09/26/2020 for the above referenced property.

Upon review we find the proposed pool grading plan and application to be in general conformance to the requirements in Ordinance Code Chapter 175-117.1 and is therefore approved for pool grading.

Respectfully submitted,

Pennoni Associates, Inc

A handwritten signature in black ink, appearing to read "J. Raday".

Joseph J. Raday, P.E., C.M.E.
Office of the Township Engineer

A handwritten signature in black ink, appearing to read "Chris Kunder".

Christopher R. Kunder, EIT
Staff Engineer

Enclosure

Cc: Bryan Glaze, Construction Code Official, /encl;
Jennifer Wahl, via email only;
Judi DelConte, via email only;
Victor Farinelli, 378 Rushfoil Drive, Williamstown, NJ 08094

ALL UNDERGROUND FACILITIES TO BE IDENTIFIED
AND LOCATED PRIOR TO CONSTRUCTION.

← = SLOPE 0.25" PER FOOT MIN.

GRADE AT BUILDING CORNERS
TO REMAIN UNCHANGED.

APPROVED

Pool Grading

DATE 11/02/2020

BY *CK*

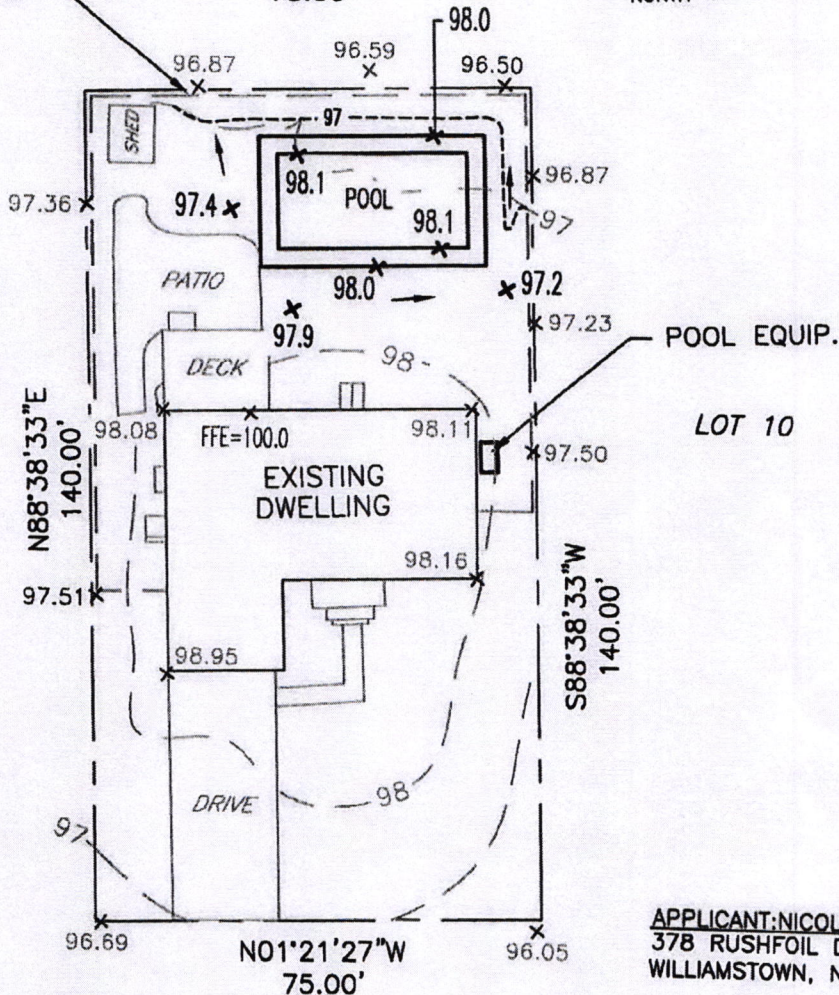
PENNONI HADDON HEIGHTS

NORTH

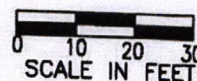
FENCE TO MEET
ALL POOL CODES

S01°21'27"E
75.00'

LOT 12



APPLICANT: NICOLE FARINELLI
378 RUSHFOIL DRIVE
WILLIAMSTOWN, NJ, 08094



POOL GRADING PLAN

LOT 11, BLOCK 103.103

MONROE TOWNSHIP

GLOUCESTER COUNTY, NEW JERSEY

DATE: 9/26/20

SCALE: 1"=30'

James E. Maccariella Jr.
N.J. PROFESSIONAL ENGINEER LICENSE NO. 39928

JAMES E. MACCARIELLA JR.
38 COUNTRY SQUIRE LANE
MARLTON, NJ 08053 609-560-1845

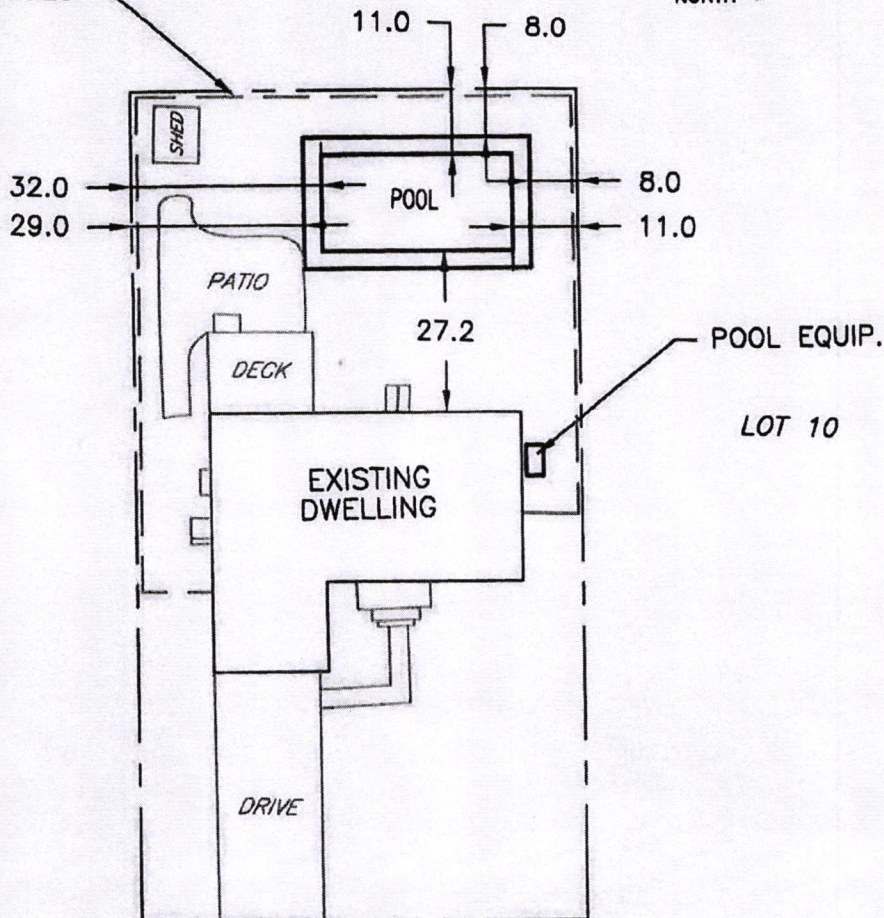
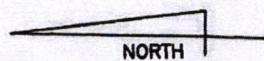
F.F. EL.=100.0
(ASSUMED DATUM)
(BENCH MARK)

← = DEFINED SWALE

NOTE:
SURVEY INFORMATION OBTAINED FROM
"SURVEY OF PROPERTY BLOCK 103.103, LOT 11
MONROE TOWNSHIP, GLOUCESTER COUNTY, N.J."
AS PREPARED BY FRANK A. INTESSIMONI ON 3/18/20.
EXISTING TOPOGRAPHY BY DAREN LEEPER, P.L.S. ON
9/24/20.

THE CONTRACTOR IS RESPONSIBLE FOR
VERIFYING THAT THE FINAL CONSTRUCTED CONDITIONS
CONFORM TO THE INDICATED PROPOSED GRADING.

FENCE TO MEET
ALL POOL CODES



EXISTING LOT COVERAGE

BUILDING	1788 SF
DRIVE & WALK	909 SF
SHED	73 SF
DECK	240 SF
PATIO & WALK	481 SF

TOTAL
PERCENTAGE 3491 SF
33.2%

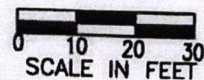
PROPOSED LOT COVERAGE

BUILDING	1788 SF
DRIVE & WALK	909 SF
SHED	73 SF
DECK	240 SF
PATIO & WALK	481 SF
POOL & CONC.	836 SF

TOTAL
PERCENTAGE 4327 SF
41.2%

LOT SIZE 0.24 AC
10500 SF

RUSHFOIL DRIVE



LOT 11, BLOCK 103.103
MONROE TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
DATE: 9/26/20 SCALE: 1"=30'





