

**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. 21-21

Applicant: Charles Hampton Owner: \_\_\_\_\_  
(If different than applicant)

Address: 558 Barbados Address: \_\_\_\_\_  
Williamstown NJ 08094

Telephone No. 856-457-0990 Telephone No. \_\_\_\_\_

Fax No. \_\_\_\_\_ E-Mail Address: LakesideGeneralcont@gmail.com

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

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

Property Address: 1404 8th Ave Williamstown NJ 08094

Plate: \_\_\_\_\_ Block: 8911 Lot: 6 Zoning Classification: RS-MR

1. Application concerns: (Check what is applicable)

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

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

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

2. Brief description of real estate affected: Development Name: Victory lakes

Location: 1404 8th Ave

Nearest Cross-Street: Lakeside drive Lot size: .17 acres

Does Property Have Water/Sewer? X Private X Public  
water sewer

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. 2019-0105.001  
(Please attach a copy of Certificate of Filing if applicable)

Present use: Single Family Home Present improvements upon land: Single family home

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: Demolish existing home. Build new home that does not conform to lot offsets

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:

Existing lot does not conform to accommodate a home without a variance for lot offsets. Current home on lot is beyond repair and will be best suited to be demolished and a new home built in its place.

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 14th day of March 2021

Jessica King  
(Notary Public)

[Signature]  
(Signature of Applicant)

JESSICA S KING  
Notary Public - State of New Jersey  
My Commission Expires Sep 25, 2022

BOARD USE ONLY Date application received: 3-17-2021 Deemed Complete: \_\_\_\_\_

104/02/191

Public hearing date: 4/20/2021 By: [Signature]





PHILIP D. MURPHY  
Governor  
SHEILA Y. OLIVER  
Lt. Governor

State of New Jersey  
THE PINELANDS COMMISSION  
PO BOX 359  
NEW LISBON, NJ 08064  
(609) 894-7300  
www.nj.gov/pinelands



RICHARD PRICKETT  
Chairman  
NANCY WITTENBERG  
Executive Director

General Information: [Info@pinelands.nj.gov](mailto:Info@pinelands.nj.gov)  
Application Specific Information: [AppInfo@pinelands.nj.gov](mailto:AppInfo@pinelands.nj.gov)

August 14, 2019

Charles Hampton (via email)  
3142 Main Road  
Franklinville, NJ 08322

Re: Application # 2019-0105.001  
Block 8911, Lot 6  
Monroe Township

Dear Mr. Hampton:

Pursuant to N.J.A.C. 7:50-4.34 of the Pinelands Comprehensive Management Plan, the completion of this application has resulted in the issuance of the enclosed *Certificate of Filing*.

The Certificate of Filing is not an approval. It is the document necessary to allow any municipal or county agency to review and act on the proposed development application. All municipal and county permits and approvals granted for the proposed development are subject to review by the Pinelands Commission. **No permit or approval shall take effect and no development may occur until the Commission issues a letter indicating that the municipal or county permit or approval may take effect.**

Upon receipt of any municipal or county permit or approval, please submit a copy to the Commission's office with the additional items listed on the enclosed *Local Agency Approval Submission Checklist*.

If you have any questions, please contact Fred Seeber of our staff.

Sincerely,

for Charles M. Horner, P.P.  
Director of Regulatory Programs

- Enc: Certificate of Filing  
Local Agency Approval Submission Checklist
- c: Secretary, Monroe Township Planning Board (via email)  
Monroe Township Construction Code Official (via email)  
Monroe Township Environmental Commission (via email)  
Secretary, Gloucester County Planning Board (via email)



Philip D. Murphy  
*Governor*

Sheila Y. Oliver  
*Lt. Governor*

New Jersey Pinelands Commission  
PO Box 359  
New Lisbon, NJ 08064  
(609) 894-7300



Richard Prickett  
*Chairman*

Nancy Wittenberg  
*Executive Director*

## CERTIFICATE OF FILING

**Application #: 2019-0105.001**

Applicant: Charles Hampton

Municipality: Monroe Township

Block 8911, Lot 6

Regional Growth Area, RG-MR Zoning District: 0.17 acres

**Proposed Development**

Demolition of a building, 50 years old or older

**Plan(s) Subject of Certificate of Filing**

Not Applicable

*for Charles M. Horner, P.P.*  
Director of Regulatory Programs

August 14, 2019

Date

*Please see reverse side for additional information and conditions.*

### **BACKGROUND**

#### **Existing development:**

- Building serviced by public sanitary sewer

#### **Relevant Information:**

- There are wetlands located within 300 feet of the parcel.
- The applicant represents that the building is a single family dwelling. If the municipality determines that the building is a single family dwelling, the conditions of this Certificate of Filing are applicable to any proposed reconstruction of that dwelling.

### **CONDITIONS**

1. Reconstruction of a single family dwelling, within five years of its demolition, does not require an application to the Pinelands Commission.
2. Any reconstructed dwelling and/or replacement septic system shall be located at least 300 feet from wetlands or no closer to wetlands than previously existing structures.

### **NEXT STEPS**

- This Certificate of Filing is not an approval.
- Submit a copy of this Certificate of Filing to all county and municipal agencies that are required to review and act on your application (municipal planning board, building department, county health department, etc.).
- Send a copy of all approvals/permits that are issued by the county or municipality to the Pinelands Commission for review. Please use the attached *Local Agency Approval Submission Checklist* to make sure you are submitting all required documentation related to the approval/permit.
- No local approval/permit takes effect and no development can occur until the Pinelands Commission has reviewed the approval. When we complete our review, we will issue you a letter stating that the approval/permit can take effect.



**REFERRAL FORM TO THE LAND USE BOARDS**

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

Zoning Board:   X  

**APPLICATION DETAILS**

Date: 3/5/2021

Name of Applicant: Charles Hampton Jr.

Address of Applicant: 1404 8th Ave

Block: 8911 Lot(S): 6

Zone: RGMP 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:	_____	_____	_____
REAR YARD:	_____	_____	_____
FRONT YARD:	SFD <u>25</u> <u>40</u>	<u>10</u> <u>15.45</u>	_____
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 \_\_\_\_\_

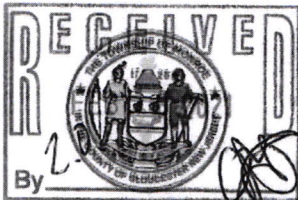
**COMMENTS:**

Homeowner Plans Setbacks are shown reflecting  
side of front yard - 8th Ave is going to be front yard  
Jara Nelson

Zoning Officer Signature

Date 3/5/2021

CC: Applicant, Land Use Board Secretary, file



## ZONING PERMIT APPLICATION

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

DATE APP COMPLETE

OFFICE USE ONLY

ZONE

APP#

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)

<b>Work Site Information:</b>		
Work Site Address: 1404 8th Ave	Block: 8911	Lot: 6 Qualifier:
<b>Property &amp; Owner Information</b>		
Owner Name: Charles Hampton Sr.		
Owner Mailing Address: 558 Barbados Williamstown NJ 08094		
Owner Phone #:		
<b>Tenant/Contractor Information (if Applicable)</b>		
Contractor Name: Lakeside General Contractors LLC		
Contractor Address: 3142 Main Road Franklintonville NJ 08322		
Contractor Phone #: 856-457-0990		
Business Tenant Name:		
Tenant Address Outside of Location:		
Tenant Phone #:		
<b>The property has (Circle One/Answer all):</b>		
Pinelands: Yes or No	Wetlands: Yes or No	Sewer or Septic
HOA: Yes or No	Easement: Yes or No	
Variance Approval: Yes or No If yes, Resolution #		

\*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: LakesideGeneralCont@gmail.com

**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.  
Demo existing Ranch style home. Build new ranch style home per attached drawing.

### 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: Charles Hampton Signature: [Signature] Date: 02/17/21

### OFFICE USE ONLY BELOW:

<b>PAYMENT INFORMATION:</b>			
Fee Collected: 450	Check #: 0258	Cash:	MO#:
ENGINEERING & INSPECTION		INFORMATION	ONLY
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: \_\_\_\_\_



# PROJECT SITE

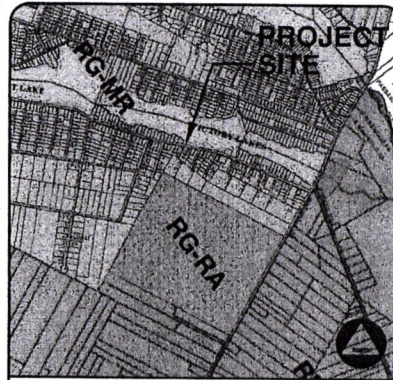


MONROE TOWNSHIP TAX MAP

(SHEET #89)

1" = 100'

# PROJECT SITE



MONROE TOWNSHIP ZONING MAP  
(RG-MR) REGIONAL GROWTH MODERATE  
RESIDENTIAL ZONING DISTRICT

1" = 1000'

## (RG-MR) REGIONAL GROWTH MODERATE RESIDENTIAL ZONING DISTRICT CONVENTIONAL DEVELOPMENT WITH PUBLIC SEWER

Description	Required	Existing	Proposed	Variance
Lot Area	27,500 SF	5,926 SF	5,926 SF	NO *
Lot Width	75'	56.99'	56.99'	NO *
Lot Frontage	75'	172.21'	172.21'	NO *
Front Yard Setback	40'	40.28'	40'	NO
Side Yard Setback	10/15'	10.99/16.67'	10/15.45'	NO
Rear Yard Setback	25'	40.34'	32.51'	NO
Maximum Lot Coverage	20%	14.2%	17.8%	NO
Building Height	N/A	N/A	18.5'	NO

\* Existing non encroaching condition

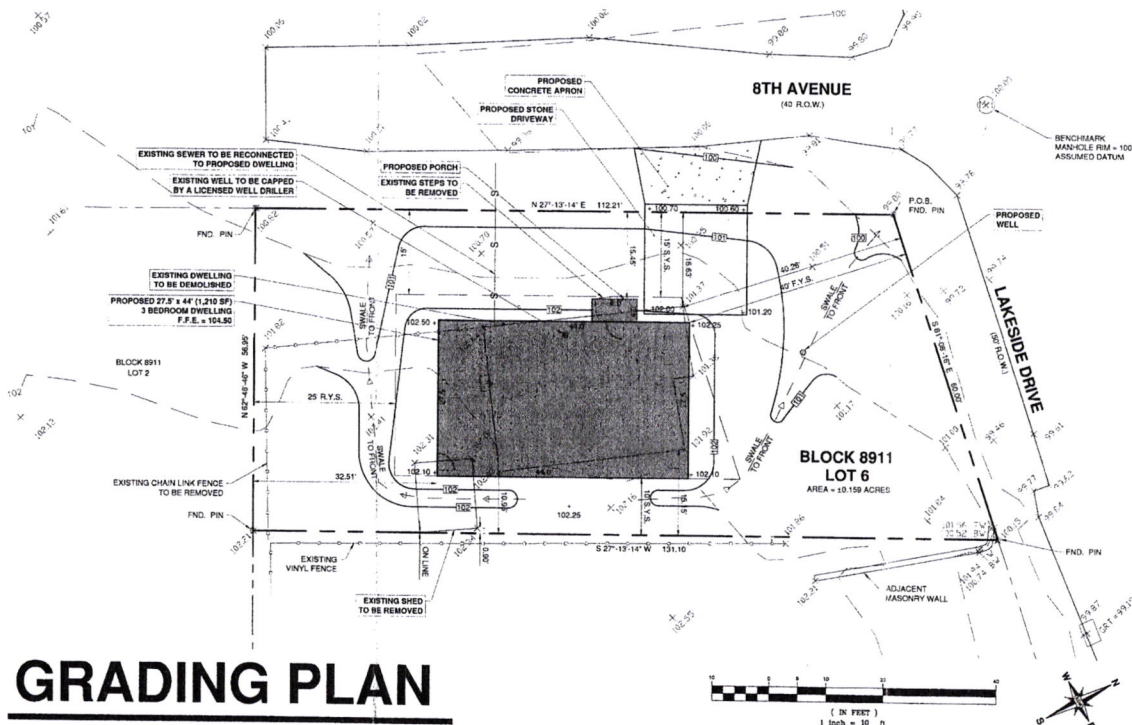
## ZONING INFORMATION

1. Applicant Owner: Lakeside General Contractors, LLC  
c/o Charlie Hampton  
3142 Main Road  
Franklinville, NJ 08032  
Phone: 856-475-0990
2. The project site is known as Block 8911 Lot 6, as shown on the Tax Plate # 89 of the Monroe Township Tax Maps.
3. The project site is located in the (RG-MR) Regional Growth Moderate Residential Zoning District.
4. The project site consists of an area of 0.159 Acres (5,926 SF).
5. An existing one story dwelling is located on the project site. Existing dwelling to be removed.
6. It is the intent of the Applicant to remove the existing one story dwelling and construct a 1,210 SF (27.5' x 44') dwelling with 8' x 4' porch.
7. The proposed dwelling shall be serviced from existing sewer line and proposed onsite well.
8. All concrete curb, sidewalk, pavement disturbed in kind within road rights of way are to be repaired in kind.
9. All traffic signs, other signs, mailboxes, poles and/or safety devices that will be removed during construction are to be reinstalled at the proper location.
10. The proposed application will require approvals from the following agencies:
  - Gloucester County Soil Conservation District

## GENERAL NOTES

Outbound and topographic survey information taken from plan entitled "Survey of Premises", 1404 Eight Avenue, Block 8911, Lot 6 Monroe Township, Gloucester County, New Jersey prepared by Ewing Associates, Erik F. Valentin N.J.P.L.S. #43394, dated 12/04/20.

## SURVEY INFORMATION



# GRADING PLAN

EDA

Engineers - Landscape Architects - Planners

Engineering  
Design  
Associates, P.A.  
EDA  
1404 EIGHT AVENUE  
CAMDEN, NJ 08105  
(856) 396-0333 • Fax (856) 396-0334 • www.ewingdesign.com • CONTRACTS & AUTHORIZATION #04070700

GRADING PLAN  
BLOCK 8911 LOT 6  
MONROE TOWNSHIP  
GLOUCESTER COUNTY, NEW JERSEY

STEVEN L. FILIPPONE

PROFESSIONAL ENGINEER  
N.J.P.E. LIC. #29230



IF THIS PLAN OR DOCUMENT DOES NOT CONTAIN A  
PAID SEAL, SIGNATURE, BEARING THE NAME AND  
REGISTRATION NUMBER OF THE ABOVE SIGNED  
PROFESSIONAL, IT MAY NOT BE AN AUTHORIZED  
COPY OF THE ORIGINAL DOCUMENT AND MAY HAVE  
BEEN ALTERED. APPROVAL OR FURTHER  
DISSEMINATION OF THE CONTENTS IN WHOLE OR  
IN PART REQUIRES PERMISSION IN WRITING FROM  
ENGINEERING DESIGN ASSOCIATES, P.A.

REVISION DATE BY

EDA

DATE: 2/15/21 DRAWN BY: PTJ

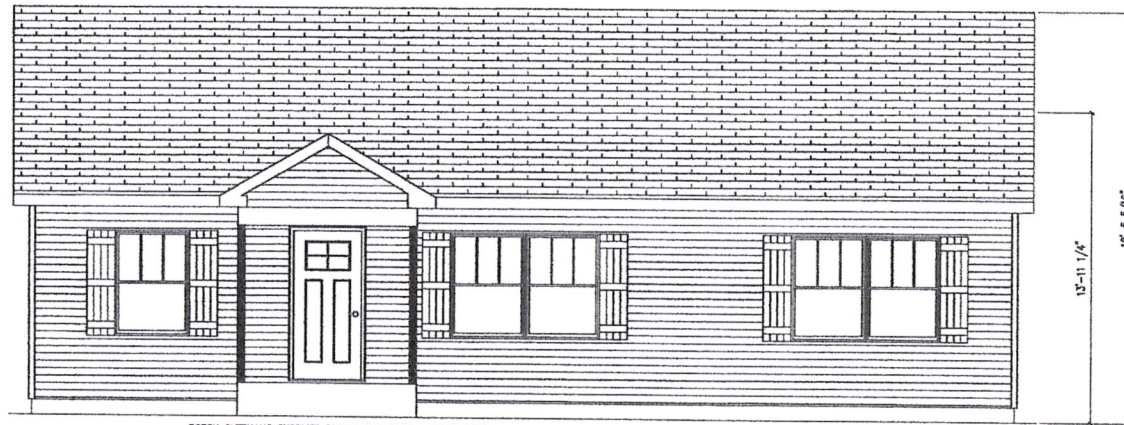
SCALE: AS NOTED CHECKED BY: SLF

PROJECT # 9081 SHEET: 1 OF 1



CEILING  
8'-0"

FLOOR



PORCH OVERHANG SUPPLIED BY MANUFACTURER. PORCH SLAB,  
POSTS AND RAILINGS FOR PORCH TO BE SUPPLIED AND INSTALLED  
ON-SITE BY BUILDER.

ACTUAL HOUSE MAY VARY FROM ELEVATION-ACCESS TO GRADE ON-SITE BY OTHERS

JORDANY 2/13/2020 1:35:46 PM

SALES DRAWING FOR PRELIMINARY PRICING ONLY  
THIS PLAN HAS NOT BEEN REVIEWED FOR LOCAL/STATE CODES

BUILDER		CUSTOMER	
LAKESIDE GENERAL CONTRACTOR		CRAFTSMAN SPEC	
CITY	COUNTY	CITY	STATE
WILLIAMSTOWN	GLOUCESTER	WILLIAMSTOWN	NJ
WIND SPEED	SNOW LOAD	WIND SPEED	SNOW LOAD
115 MPH VULT	20	115 MPH VULT	20
ORDER NO.	SERIAL NO.	ORDER NO.	SERIAL NO.
0166-20	0166-20	0166-20	0166-20

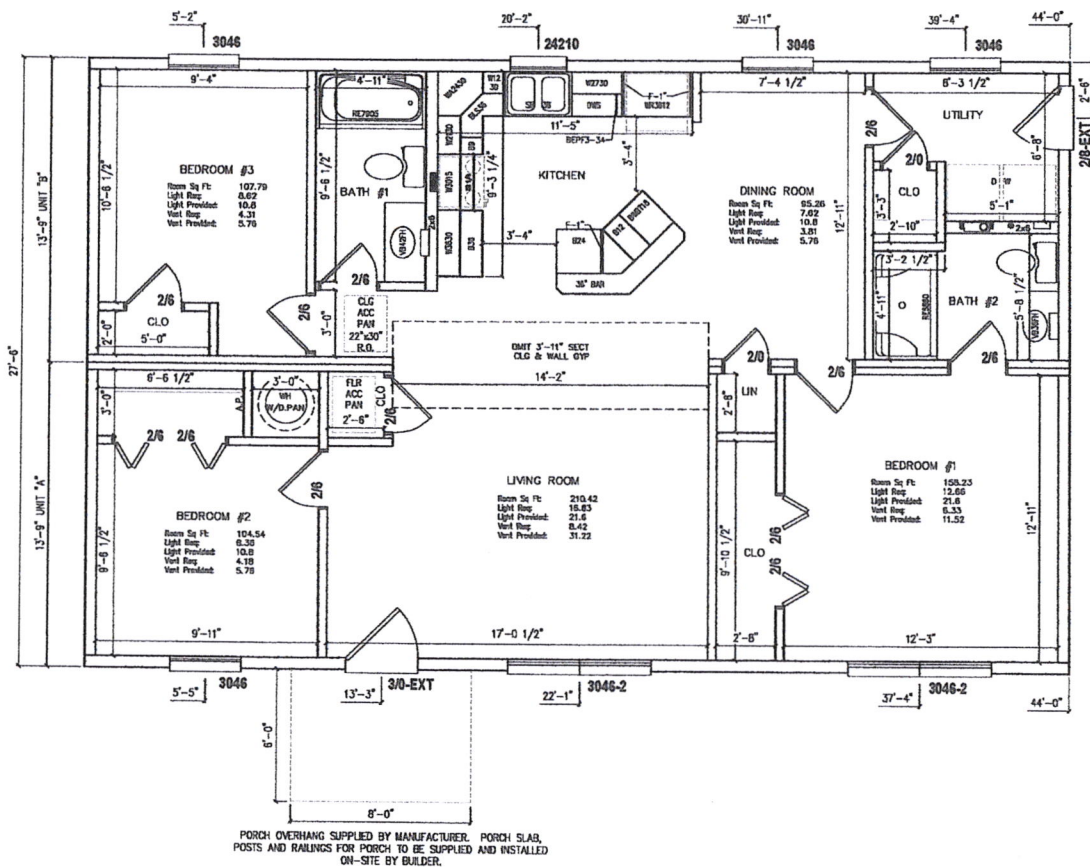
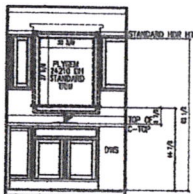
MBSP  
BUILT FOR BETTER  
2000 S. 10TH AVE.  
SUITE 100  
MILWAUKEE, WI 53215  
www.customerservice.com

2853-RANCH  
FRONT ELEVATION

CUSTOMER LOGO  
SYSTEMS LLC

DATE:	DRAWN BY:	STATUS:
2/13/20	JWY	PR

PAGE: 2.1



NOTES: 1.\*- DENOTES ADDITIONAL COLUMN IN BASEMENT  
 2. 2X6 EXTERIOR WALLS 16" O.C.  
 3. 2X4 MARRIAGE WALLS 16" O.C.  
 4. ROOF RAFTERS 16" O.C.

5. 8'-0" CLG.  
 6.  
 7.  
 8.

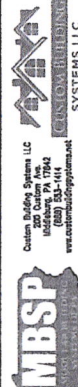
9.  
 10.  
 11.  
 12.

SALES DRAWING FOR PRELIMINARY PRICING ONLY  
 THIS PLAN HAS NOT BEEN REVIEWED FOR LOCAL/STATE CODES

JORDANY 2/13/2020 1:35:46 PM

DATE: 2/13/20	DRAWN BY: JWY	STATUS: PR	CUSTOMER		BUILDER	
			LAKESIDE GENERAL CONTRACTOR	CRAFTSMAN SPEC	WILLIAMSTOWN	GLOUCESTER
			STATE	NJ	SQ. FT.	20
			COUNTY	GLOUCESTER	SNOW LOAD	20
			WIND SPEED	115 MPH	VULT	0166-20
			ORDER NO.	0166-20	FILE NO.	0166-20
			SERIAL #			

2853-RANCH  
 1ST STORY FLOOR PLAN



3.1



● = REBAR/IRON PIPE SET  
■ = CONCRETE MONUMENT SET

FILED



Proposed



bright MLS







bright MLS