

**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. 21-23

Applicant: Kirsten Cristinzian Owner: \_\_\_\_\_  
(If different than applicant)

Address: 101 Howard Dr Address: \_\_\_\_\_  
Williamstown NJ 08094

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

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

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

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

Property Address: 101 Howard Dr.

Plate: \_\_\_\_\_ Block: 13505 Lot: 25 Zoning Classification: R2

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: Flazella Gardens

Location: 101 Howard Dr.

Nearest Cross-Street: Main St. Lot size: 135' x 77'

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? No 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: Reduce set back footage to expand driveway 10' required; 5' proposed

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:

Reduce amount of on street parking

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 30<sup>th</sup> day of MARCH 2021  
Ninette M Orbaczewski  
(Notary Public)

[Signature]  
(Signature of Applicant)

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

104/02/19  
NINETTE M ORBACZEWSKI  
NOTARY PUBLIC, STATE OF NEW JERSEY  
MY COMMISSION EXPIRES  
OCTOBER 05, 2024

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

**REFERRAL FORM TO THE LAND USE BOARDS**

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

Zoning Board: X

**APPLICATION DETAILS**

Date: 3/17/2017

Name of Applicant: Kristen Walker

Address of Applicant: 101 Howard Dr.

Block: 13505 Lot(S): 25

Zone: R2 Pinelands: No

**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:			
SIDE YARD:	<u>10'</u>	<u>5'</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: \_\_\_\_\_

Lara Helms  
Zoning Officer Signature

3/17/2017  
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 3/11/21 OFFICE USE ONLY: ZONE R2 APP # 117796

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: <u>101 Howard dr</u> Block: <u>13505</u> Lot: <u>25</u> Qualifier:	
<b>Property &amp; Owner Information</b>	
Owner Name: <u>Kristen Walker</u>	<b>Tenant/Contractor Information (if Applicable)</b>
Owner Mailing Address: <u>101 Howard dr</u>	Contractor Name: <u>Americape Building &amp; Design LLC</u>
<u>Williamstown NJ 08094</u>	Contractor Address: <u>201 Kenmore dr</u>
Owner Phone #: <u></u>	<u>Williamstown NJ 08094</u>
	Contractor Phone #: <u>856 825-8590</u>
The property has (Circle One/Answer all): <u>(Sewer)</u> or Septic	
Pinelands: Yes or <u>(No)</u>	Wetlands: Yes or <u>(No)</u>
HOA: Yes or <u>(No)</u>	Easement: Yes or <u>(No)</u>
Variance Approval: Yes or No If yes, Resolution # <u></u>	Business Tenant Name:
	Tenant Address Outside of Location:
	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.

9'x25' driveway Extension

### 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: Kristen Walker Signature: Kristen Walker Date: 03/11/2021

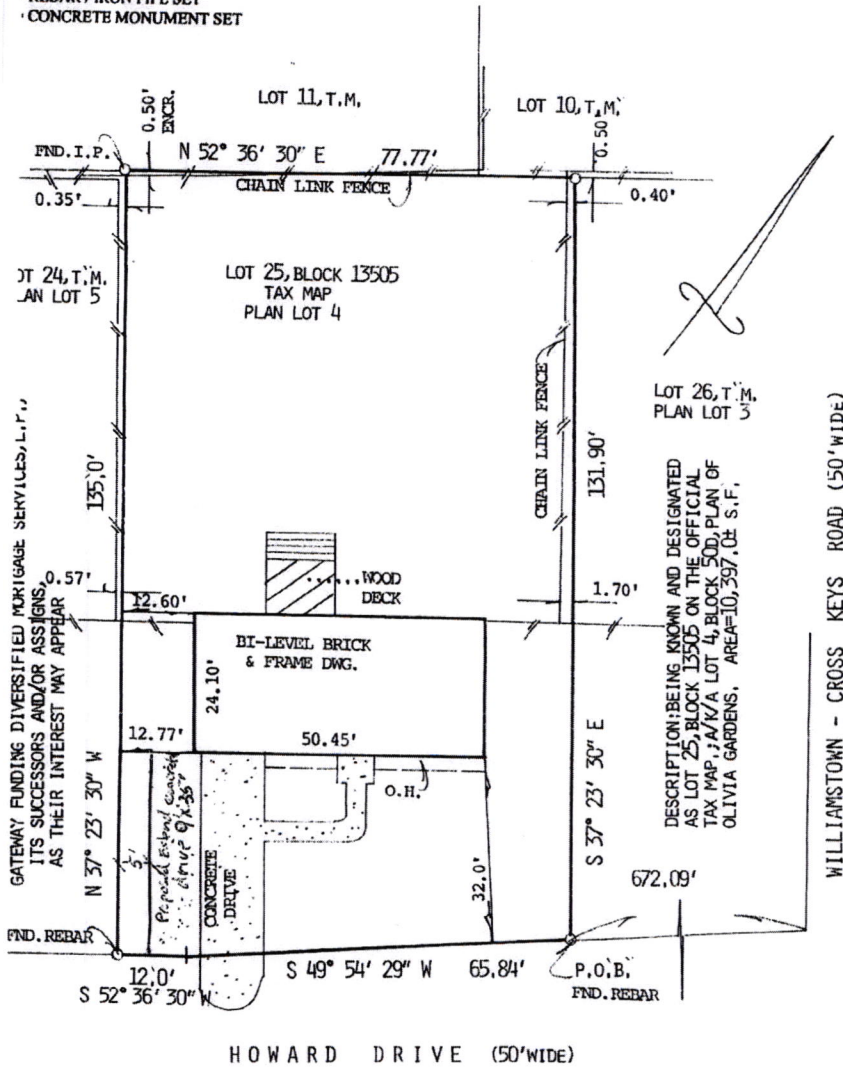
### OFFICE USE ONLY BELOW:

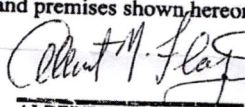
Fee Collected: <u>\$50</u> Check #: <u>5201</u>		<b>PAYMENT INFORMATION:</b>	
		Cash: <input type="checkbox"/> MO#: <input type="checkbox"/>	Received: <u>[Signature]</u> <u>3/11/21</u>
<b>ENGINEERING &amp; INSPECTION</b>		<b>INFORMATION ONLY</b>	
ENGINEERING REQUIRED	Rec'd Approval	Rec'd Final Compliance	
GRADING WAIVER GRANTED	Rec'd Approval	ENGINEERING NOT REQUIRED	
Inspection Date Performed & Findings: <u></u>			
Permit Closure Document and Date: <u></u>			

APPROVED BY ZONING OFFICER:  Date:

UNDER AND SUBJECT TO ALL CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD, WHERE APPLICABLE  
DIAN- DEED BASE XX TAX MAP BASE    PLAN BASE    FORMER SURVEY BASE   

REBAR / IRON PIPE SET  
CONCRETE MONUMENT SET



THE OWNER: STIN CRISTINZIANI & KRISTEN WALKER	SURVEY OF PREMISES NO. 101 HOWARD DRIVE
THE INSURER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the description furnished I hereby certify to its accuracy (except such easements, if any, may be located below the surface of the lands not shown) as an inducement for the insurer of title to insure title to the lands and premises shown hereon.	SITUATE TOWNSHIP OF MONROE GLOUCESTER COUNTY, NEW JERSEY
	<b>ALBERT N. FLOYD &amp; SON</b> LAND SURVEYORS ALBERT N. FLOYD ... N.J. LIC. NO. 21759 ALBERT N. FLOYD, JR. N.J. LIC. NO. 36725 P.O. BOX 903, ELMER, NEW JERSEY 08318
DATE 11/12/01	SCALE 1" = 20'
DRAWN [Signature]	CHECKED [Signature]
NUMBER [Blank]	



