

**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. 21-25

Applicant: John M. McGee Jr Owner: _____
(If different than applicant)

Address: 479 Colts Run Road Address: _____
Williamstown, N.J. 08094

Telephone No. _____ Telephone No. _____

Fax No. _____ E-Mail Address: _____

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

Address: _____

Property Address: 479 Colts Run Road, W.

Plate: 23.01 Block: 23.0102 Lot: 9 Zoning Classification: R2

1. Application concerns: (Check what is applicable)

Use _____ Lot Area _____ Rear/Side/Front _____ 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: Colts Run

Location: Colts Run Road

Nearest Cross-Street: Road Lot size: 13,500 S.F.

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: RESIDENTIAL Present improvements upon land: SFD

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: Concrete Patio Replacement and Expansion.

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:

The lot is currently over the percentage. The minimal increase should not have any adverse effects on the development.

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 April 20 21

[Signature]
(Notary Public)

[Signature]

(Signature of Applicant)

NOTARY PUBLIC, STATE OF NEW JERSEY
MY COMMISSION EXPIRES
OCTOBER 05, 2024

BOARD USE ONLY: Date application received: 4/8/2021 Deemed Complete: _____

[04/02/19]

Public hearing date: 5/4/2021 By: _____

REFERRAL FORM TO THE LAND USE BOARDS

Planning Board: _____

Zoning Board: X

APPLICATION DETAILS

Date: 4/7/2021

Name of Applicant: John McGee

Address of Applicant: 479 Colts Run Rd

Block: 23010 Lot(S): 9

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:

VARIANCES:	REQUIREMENTS:	PROPOSED:	NEED:
USE:	_____	_____	_____
SIDE YARD:	_____	_____	_____
REAR YARD:	_____	_____	_____
FRONT YARD:	_____	_____	_____
BULK:	_____	_____	_____
LOT AREA:	_____	_____	_____
LOT WIDTH:	_____	_____	_____
LOT COVERAGE:	<u>4212(30%)</u>	<u>4692</u>	<u>Bulk</u>
ENCROACHMENT INTO BUFFER	_____	_____	_____

WAIVERS:

SIDEWALK WAIVER _____
SITE PLAN WAIVER _____

SITE PLAN:

MINOR SITE PLAN _____
MAJOR SITE PLAN _____

SUBDIVISION

MINOR SUBDIVISION _____
MAJOR SUBDIVISION _____

COMMENTS: Sent LG Waiver to Pennoni -

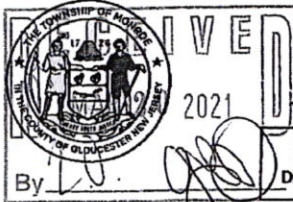
Jana Helms

Zoning Officer Signature

4/7/2021

Date

CC: Applicant, Land Use Board Secretary, file



ZONING PERMIT APPLICATION

Please be sure to read checklist before completing and submitting 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

By [Signature]

DATE APP COMPLETE 3/30/21

OFFICE USE ONLY

ZONE R2

APP # 11038

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: <u>479 Colts Run</u>		Block: <u>23.0102</u>	Lot: <u>9</u>	Qualifier:
Property & Owner Information		Tenant/Contractor Information (if Applicable)		
Owner Name: <u>John M. McGee Jr.</u>		Contractor Name:		
Owner Mailing Address: <u>479 Colts Run Road</u> <u>Williamstown, N.J. 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 <u>No</u>	Wetlands: Yes or <u>No</u>	Tenant Address Outside of Location:		
HOA: Yes or <u>No</u>	Easement: Yes or <u>No</u>			
Variance Approval: Yes or <u>No</u> 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 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.

REMOVE EXISTING WOOD DECK AND CONCRETE PATIO BENEATH STRUCTURE.
REPLACE EXISTING CONCRETE AND EXPAND. ADD WALKWAY ALONG SIDES OF
HOUSE. NO NEW DECK WILL BE INSTALLED.

TOTAL CONC. S.F. 14056 WALKWAY
816 S.F. PATIO CONCRETE

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 M. McGee Jr. Signature: [Signature] Date: 3/29/2021

OFFICE USE ONLY BELOW:

PAYMENT INFORMATION:		
Fee Collected: <u>\$50</u>	Check #: <u>685</u>	Received: <u>[Signature]</u> <u>3/30/21</u>
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: <u>Lot Grading</u>		
Permit Closure Document and Date:		

APPROVED BY ZONING OFFICER: _____ Date _____

