

**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. 21-27

Applicant: Madrid Matthews Owner: Wayne AND Madrid MATTHEWS
(If different than applicant)

Address: 728 Davinci Way Address: _____
WilliamsTown NJ 08094

Telephone No. _____ Telephone No. _____

Fax No. _____ E-Mail Address: _____

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

Address: _____

Property Address: 728 Davinci Way WilliamsTown NJ 08094

Plate: _____ Block: 110.0402 Lot: 15 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: GLEN EYRE AT THE ARBOURS

Location: 728 Davinci Way (Backyard) WilliamsTown NJ

Nearest Cross-Street: Rembrandt Way Lot size: 14307 SF

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? Yes if yes, Certificate of Filing No. X/A
(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: Variance Approval for Installation for a In-ground backyard Pool

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 am a taxpayer in Monroe Township and have ^{been} living at my residence for 15 yrs. I respectfully request to deviate from the current zoning requirements to have a in-ground pool installed in my backyard at located at 728 Danvers Way.

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 2021

(Notary Public)

(Signature of Applicant)

BOARD USE ONLY
NINETTE M ORBACZEWSKI
STATE OF NEW JERSEY
MY COMMISSION EXPIRES
OCTOBER 05, 2024
Application received: 4/8/2021 Deemed Complete: _____
Public hearing date: 5/4/21 By: _____

REFERRAL FORM TO THE LAND USE BOARDS

Planning Board: _____

Zoning Board: 6

APPLICATION DETAILS

Date: 3/30/2021

Name of Applicant: Madrid Matthew S

Address of Applicant: 28 Darnell Way

Block: 110.0402 Lot(S): 15

Zone: RGPR 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: | _____ | _____ | _____ |
| BULK: | _____ | _____ | _____ |
| LOT AREA: | _____ | _____ | _____ |
| LOT WIDTH: | _____ | _____ | _____ |
| LOT COVERAGE: | <u>30%</u> | <u>35.8</u> | _____ |
| ENCROACHMENT INTO BUFFER | _____ | _____ | _____ |

WAIVERS:

SIDEWALK WAIVER _____

SITE PLAN WAIVER _____

SITE PLAN:

MINOR SITE PLAN _____

MAJOR SITE PLAN _____

SUBDIVISION

MINOR SUBDIVISION _____

MAJOR SUBDIVISION _____

COMMENTS: _____

[Signature]

Zoning Officer Signature

3/30/2021

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 | 3/29/21 | OFFICE USE ONLY | ZONE | RGPR | APP # | 11832 |
|-------------------|---------|-----------------|------|------|-------|-------|

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

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: 728 Davinci Way Block: 110-0402 Lot: 15 Qualifier: | | | |
| Property & Owner Information | | Tenant/Contractor Information (if Applicable) | |
| Owner Name: Madrid Matthews | | Contractor Name: Del Val Pools & Spas | |
| Owner Mailing Address: 728 Davinci Way Williamstown, NJ 08094 | | Contractor Address: 4431 Rt 47 Turnersville, NJ 08094 | |
| Owner Phone #: | | Contractor Phone #: 856-629-2999 | |
| 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 permits@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.

in ground pool installation - 600sq. ft. - 6' deep
4' concrete around pool
existing 6' vinyl fence around property

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: Wayne Matthews Signature: Wayne Matthews Date: 12/19/20

OFFICE USE ONLY BELOW:

| | | | | | |
|--|----------------|--------------------------|--|-------------------------------|--|
| Fee Collected: 1/50 | | Check #: 1750 | | PAYMENT INFORMATION: | |
| Cash: | | MO#: | | Received: (Signature) 3/29/21 | |
| 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 _____

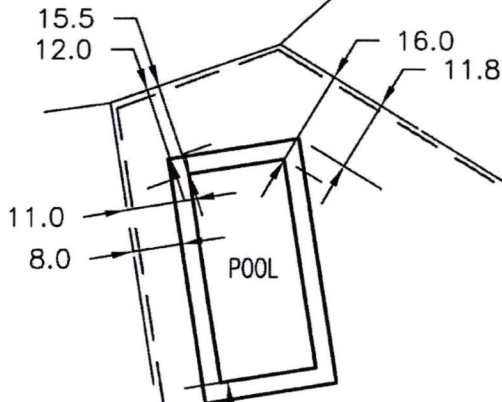
FENCE TO MEET
ALL POOL CODES

LOT 5

LOT 7

NORTH

LOT 8



POOL EQUIP.

28.2

LOT 16

PATIO

EXISTING
DWELLING

DRIVE

WALKWAY

LOT 14

EXISTING
DWELLING

SIDEWALK

CURB

INLET

0 10 20 30
SCALE IN FEET

EXISTING LOT COVERAGE

| | |
|--------------|---------|
| BUILDING | 2429 SF |
| DRIVE & WALK | 1650 SF |
| PATIO | 850 SF |
| TOTAL | 4929 SF |
| PERCENTAGE | 30.2% |

PROPOSED LOT COVERAGE

| | |
|--------------|---------|
| BUILDING | 2429 SF |
| DRIVE & WALK | 1650 SF |
| PATIO | 850 SF |
| POOL & CONC. | 902 SF |
| TOTAL | 5831 SF |
| PERCENTAGE | 35.8% |

| | |
|----------|----------|
| LOT SIZE | 0.37 AC |
| | 16307 SF |

DAVINCI WAY

LOT 15, BLOCK 110.0402

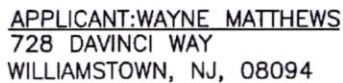
MONROE TOWNSHIP

GLOUCESTER COUNTY, NEW JERSEY

DATE: 3/14/21

SCALE: 1"=30'

GRADE AT BUILDING CORNERS



← = DEFINED SWALE

EXISTING TOPOGRAPHY BY DAREN LEEPER, P.L.S. ON
3/11/21.

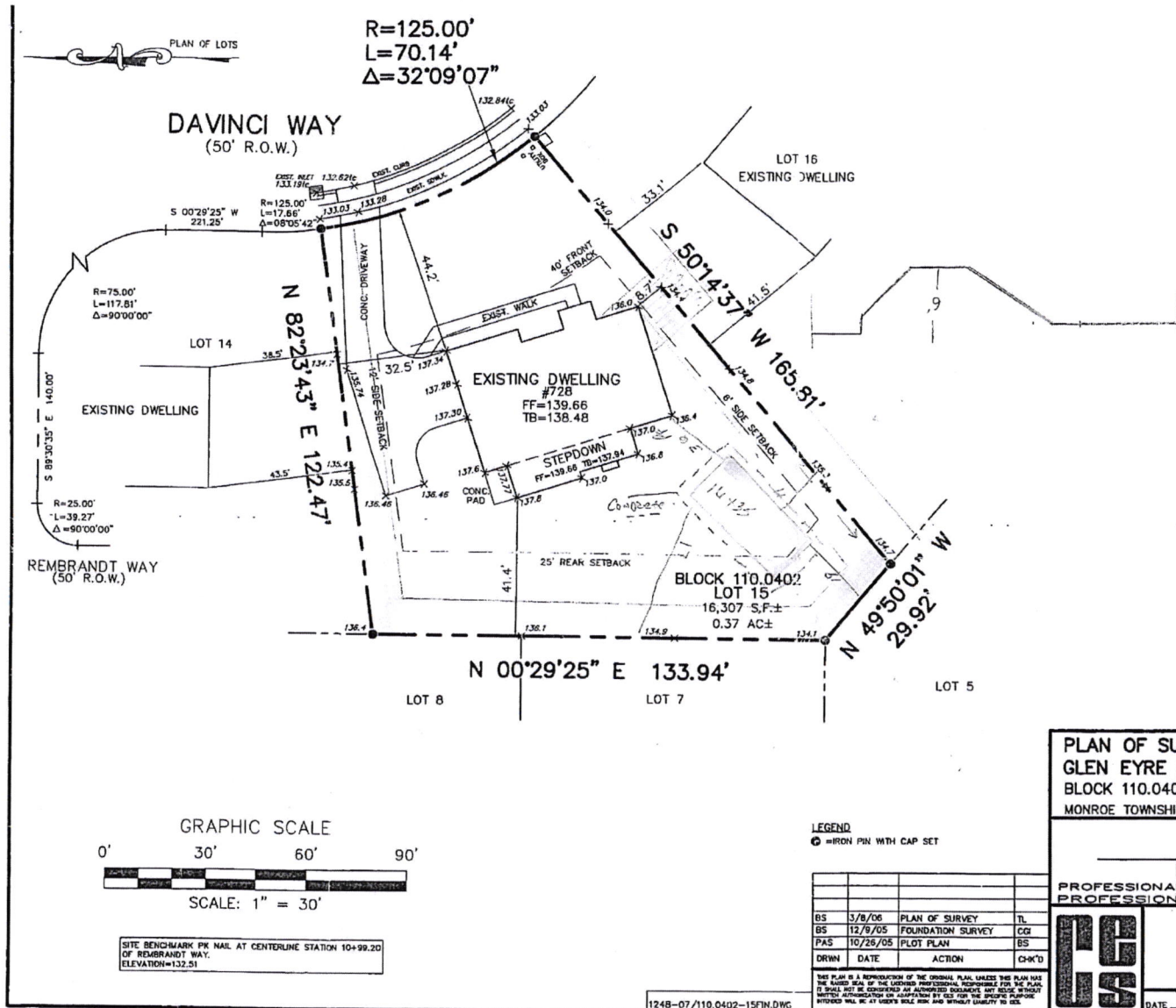
THE CONTRACTOR IS RESPONSIBLE FOR
VERIFYING THAT THE FINAL CONSTRUCTED CONDITIONS
CONFORM TO THE INDICATED PROPOSED GRADING.

SCALE: 1"=30'

N.J. PROFESSIONAL ENGINEER LICENSE NO. 39920

JAMES E. MACCARIELLA JR.

38 COUNTRY SQUIRE LANE
MARLTON, NJ 08053 609-560-1845



DEED DESCRIPTION

1) BEING KNOWN AND DESIGNATED AS BLOCK 110.0402, LOT 15 AS SHOWN AND SET FORTH ON A CERTAIN MAP ENTITLED PLAN OF LOTS SECTION 3, GLEN EYRE AT THE ARBOURS, MONROE TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY PREPARED BY CONSULTING ENGINEER SERVICES DATED 07/11/02 LAST REVISED 4/4/03, AND FILED IN THE GLOUCESTER COUNTY CLERK'S OFFICE 8/14/03 AS MAP#3852.

NOTES:

1) THE SURVEY SHOWN HEREON IS BASED ON PLAN OF LOTS SECTION 3, GLEN EYRE AT THE ARBOURS, MONROE TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY AND PREPARED BY CONSULTING ENGINEER SERVICES DATED 07/11/02 AND LAST REVISED 04/04/03.

2) THIS SURVEY SHALL BE USED ONLY FOR PURPOSES OF THE ACQUISITION AND/OR MORTGAGE OF THE PROPERTY DELINEATED HEREON, AND RELATED TRANSACTIONS THEREOF. CONSULTING ENGINEER SERVICES AND/OR THE PROFESSIONAL LAND SURVEYOR NAMED HEREON SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR ANY DAMAGES RESULTING FROM THIS SURVEY BEING USED FOR ANY OTHER PURPOSE, INCLUDING, BUT NOT LIMITED TO, THE CONSTRUCTION OF FENCES, BUILDINGS, BUILDING ADDITIONS, LAND SCAPING, ETC.

IF PROPERTY CORNERS ARE SHOWN ON THIS SURVEY TO HAVE BEEN SET OR FOUND, CONSULTING ENGINEER SERVICES SHALL BE NOTIFIED PRIOR TO ANY IMPROVEMENT AND/OR CONSTRUCTION ACTIVITY TO VERIFY THE CORNERS HAVE NOT BEEN MOVED OR DISTURBED.

3) ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY CLEARLY MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES.

4) SURVEY BASED ON FOUND LOCAL MONUMENTATION.

5) THE TIES SHOWN HEREON ARE TO THE FOUNDATION WALLS.

17'x33' KIDNEY \$25,750
 WATERFALL - SMALL 1,100'±
 BASKETBALL \$599
 SWIM - N - LOUNGE (BENCH) \$2,200
 LIGHTS - COLOR \$500
 HEATER - VARIES.

PLAN OF SURVEY
 GLEN EYRE AT THE ARBOURS, SECTION 3
 BLOCK 110.0402, LOT 15
 MONROE TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

#139

M. Craig Bailey 3/10/06
M. CRAIG BAILEY, PLS, PP DATE
 PROFESSIONAL LAND SURVEYOR NEW JERSEY LIC. NO. 31096
 PROFESSIONAL PLANNER, NEW JERSEY LIC. NO. 3399

PREPARED BY
CONSULTING ENGINEER SERVICES
 PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
 150 DELSEA DRIVE, SUITE 1, SEWELL, NJ 08080
 TELEPHONE (856) 224-2320 - FAX (856) 232-2346
 N.J. CERTIFICATE OF AUTHORIZATION No. GA276725



DATE 04/08/03 SCALE 1" = 30' DES NO 1248-07 SHIT NO 1 OF 1







