

**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. 21-28

Applicant: DAVID JOST Owner: _____
(If different than applicant)
Address: 373 BRYN MAWR DR Address: _____

WILLIAMSTOWN NJ 08094

Telephone No. _____ Telephone No. _____

Fax No. _____ E-Mail Address _____

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

Address: _____

Property Address: 373 BRYN MAWR DR, WILLIAMSTOWN NJ 08094

Plate: _____ Block: 29.0201 Lot: 12 Zoning Classification: RG-MR

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 POOL INSTALL

2. Brief description of real estate affected: Development Name: VILLAS

Location: OFF WINSLOW

Nearest Cross-Street: _____ Lot size: 75 X 135

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. N/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: WE ARE ADDING A 10' BY 38' INGROUND POOL. WHICH WILL REQUIRE A PERCENTAGE OF LOT COVERAGE VARIANCE.

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:

MY WIFE, OUR FOUR CHILDREN AND MYSELF WANT TO ENJOY AN INGROUND POOL IN OUR OWN BACK YARD.

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 20th day of April 2021

[Signature]
(Notary Public)

[Signature]
(Signature of Applicant)

BOARD USE ONLY Date application received: 4-20-21 Deemed Complete: _____

NOTARY PUBLIC, STATE OF NEW JERSEY

MY COMMISSION EXPIRES
OCTOBER 05, 2024

[04/02/19]

Public hearing date: 5-4-21 By: _____

REFERRAL FORM TO THE LAND USE BOARDS

Planning Board: _____

Zoning Board: 6

APPLICATION DETAILS

Date: 4/14/2021

Name of Applicant: David Jost

Address of Applicant: 373 Byrne Manor Dr

Block: 29.0001 Lot(s): 12

Zone: PGMR 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:

<u>VARIANCES:</u>	<u>REQUIREMENTS:</u>	<u>PROPOSED:</u>	<u>NEED:</u>
USE:	_____	_____	_____
SIDE YARD:	_____	_____	_____
REAR YARD:	_____	_____	_____
FRONT YARD:	_____	_____	_____
BULK:	_____	_____	_____
LOT AREA:	_____	_____	_____
LOT WIDTH:	_____	_____	_____
LOT COVERAGE:	<u>30</u>	<u>47.3%</u>	<u>Bulk</u>
ENCROACHMENT INTO BUFFER	_____	_____	_____

WAIVERS:

SIDEWALK WAIVER _____

SITE PLAN WAIVER _____

SITE PLAN:

MINOR SITE PLAN _____

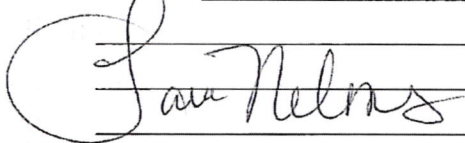
MAJOR SITE PLAN _____

SUBDIVISION

MINOR SUBDIVISION _____

MAJOR SUBDIVISION _____

COMMENTS: _____



Zoning Officer Signature

4/14/2021
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 4/9/21 OFFICE USE ONLY ZONE REMR APP # 11887

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: <u>373 Brynmawr</u> Block: <u>29.0201</u> Lot: <u>12</u> Qualifier:	
Property & Owner Information	
Owner Name: <u>DAVE JOST</u>	Tenant/Contractor Information (if Applicable)
Owner Mailing Address: <u>373 Brynmawr Dr.</u>	Contractor Name: <u>Tristate Services</u>
<u>Williamstown NJ</u>	Contractor Address: <u>237 S. Delsea Dr.</u>
Owner Phone #:	<u>Vineland</u>
The property has (Circle One/Answer all):	Contractor Phone #: <u>609 350 0050</u>
Pinelands: Yes or No	Business Tenant Name:
Wetlands: Yes or No	Tenant Address Outside of Location:
HOA: Yes or No	
Easement: Yes or No	
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 office@northeastpoolbuilders.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.

Installation of Inground, Fiberglass pool
62 16' X 38'
CONCRETE 300 SQUARE FEET

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: DAVID JOST Signature: [Signature] Date: 04/8/21

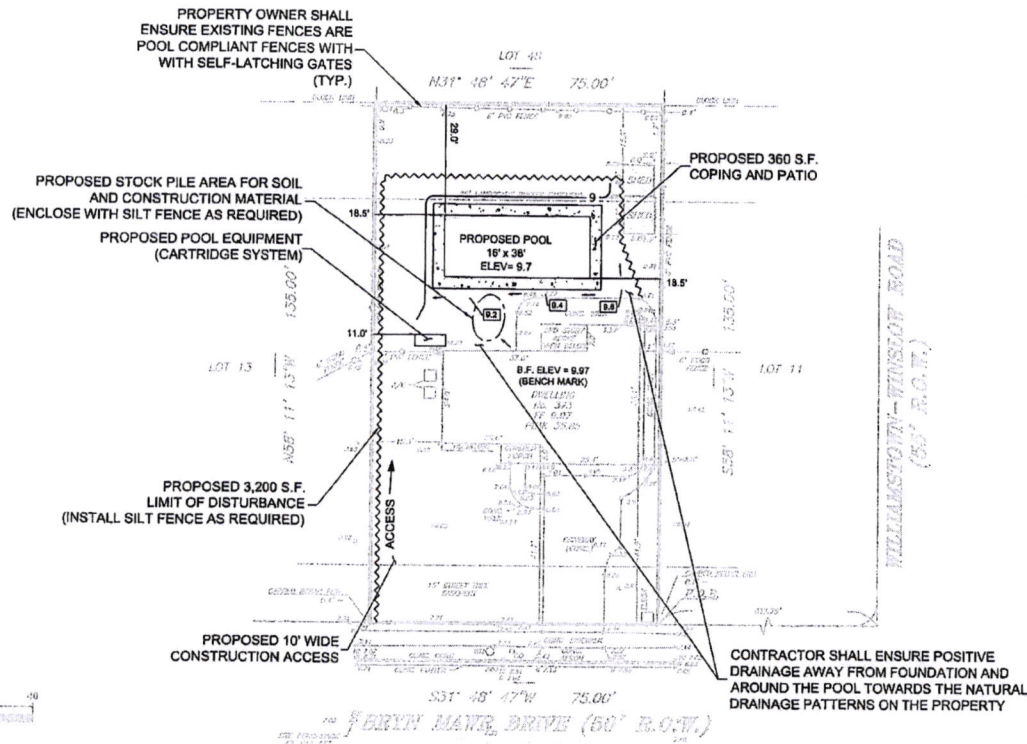
OFFICE USE ONLY BELOW:

PAYMENT INFORMATION:			
Fee Collected: <u>450</u>	Check #: <u>450</u>	Cash:	MO#: <u>12</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:			
Permit Closure Document and Date:			

APPROVED BY ZONING OFFICER: _____ Date: _____



PROPOSED POOL COPING ELEV. = 9.7
(SLOPE SIDEWALK AWAY FROM POOL AT 1/4" PER FOOT)
BENCH MARK AT BOTTOM FINISHED FLOOR ELEV. = 9.97
CONSTRUCTION ACCESS FROM SOUTH SIDE OF HOUSE



Lot Area:	10,125 ± s.f.
Existing Lot Coverage:	
Dwelling & Porch:	1,665 ± s.f.
Driveway:	712 ± s.f.
Front Steps & Walkway:	58 ± s.f.
Side & Rear Walkway:	425 ± s.f.
A/C Units:	20 ± s.f.
Sheds:	155 ± s.f.
Total of Existing:	3,035 ± s.f. (30.0%)
Proposed Lot Coverage:	
Pool:	608 ± s.f.
Pool Equipment:	24 ± s.f.
Pool Pavers/Coping:	360 ± s.f.
Total of Proposed:	1,752 ± s.f.
Total Lot Coverage Proposed:	4,787 ± s.f. (47.3%)

LEGEND

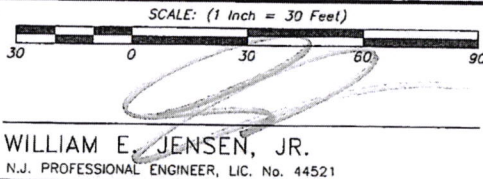
- 104 --- EXIST. CONTOUR
- 128 --- PROPOSED CONTOUR
- 99.5 EXIST. SPOT ELEVATION
- 99.5 PROPOSED SPOT ELEVATION
- DIRECTION OF OVERLAND FLOW

NOTICE

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NO.	DATE	REVISION
JENSEN DESIGN GROUP ENGINEERING • PERMITTING • FIELD SERVICES • FORENSIC INVESTIGATION		
2150 Route 35 • Suite #250 • Sea Girt • New Jersey 08750		
732-860-7328		
www.JENSENDG.com		
Certificate of Authorization No. 24GA28251100		

JUST
POOL GRADING PLAN
373 BRYN MAWR DRIVE
BLOCK 29.0201 - LOT 12
TOWNSHIP OF MONROE, GLOUCESTER COUNTY, NJ

PROJECT NO	21123
SCALE	1"=30'
DATE	3-29-21
CHECKED BY	HJR
SHEET NO.	1 of 2



