

**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. 21-26

Applicant: MARC & TARA GRILL Owner: \_\_\_\_\_

(If different than applicant)

Address: 256 Spring Beauty Dr Address: \_\_\_\_\_

Williamstown, NJ 08094

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

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

Pool Builder BURRIS POOLS / LARRY E-Mail Address: LARRY5@BURRISPOOLS.COM  
Attorney: BUCKLE UP / STEVEN Telephone No. 856-237-6446

Address: 950 Cooper St, PO Box 5570, Deptford, NJ 08076

Property Address: 256 Spring Beauty Dr, Williamstown, NJ 08094

Plate: \_\_\_\_\_ Block: 37.0203 Lot: 5 Zoning Classification: R6-PR

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 40%

Alleged Error of Township Official \_\_\_\_\_ Other IMPERVIOUS COVERAGE 38.6% vs 30%

2. Brief description of real estate affected: Development Name: MONROE POINTE

Location: 256 Spring Beauty Dr (Proposed)

Nearest Cross-Street: WINSLOW ROAD Lot size: 12,905 SF (0.30 AC)

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 Home Present improvements upon land: House, Driveway, Small Backyard Patch

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: MARC + TARA Gill are looking to add a Pool + Concrete Patio in their Backyard for their children + family. We are looking to have an ADDITIONAL 8.8% of Lot Coverage w/ the Pool + Patio Area.

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:

Like most lots in our Development, we do NOT have much space to use in our Backyard. We are NOT imposing on ANY SETBACKS, we just need the EXTRA Lot Coverage for our Pool + Patio Area. Other Than A Small Screened Patch, we have no other ADDITIONAL Lot Coverage.

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 9th day of April 2021

(Notary Public)

(Signature of Applicant)

BOARD USE ONLY Date application received: 4-9-2021 Deemed Complete: \_\_\_\_\_



**REFERRAL FORM TO THE LAND USE BOARDS**

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

Zoning Board:   0  

**APPLICATION DETAILS**

Date: 3/30/21

Name of Applicant: Marc + Tara Grill

Address of Applicant: 256 Spring Beauty

Block: 37-0003 Lot(S): 5

Zone: R6PR 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:**

<b>VARIANCES:</b>	<b>REQUIREMENTS:</b>	<b>PROPOSED:</b>	<b>NEED:</b>
USE:	_____	_____	_____
SIDE YARD:	_____	_____	_____
REAR YARD:	_____	_____	_____
FRONT YARD:	_____	_____	_____
BULK:	_____	_____	_____
LOT AREA:	_____	_____	_____
LOT WIDTH:	_____	_____	_____
LOT COVERAGE:	<u>30%</u>	<u>38.6%</u>	_____
ENCROACHMENT INTO BUFFER	_____	_____	_____

**WAIVERS:**

SIDEWALK WAIVER \_\_\_\_\_

SITE PLAN WAIVER \_\_\_\_\_

**SITE PLAN:**

MINOR SITE PLAN \_\_\_\_\_

MAJOR SITE PLAN \_\_\_\_\_

**SUBDIVISION**

MINOR SUBDIVISION \_\_\_\_\_

MAJOR SUBDIVISION \_\_\_\_\_

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

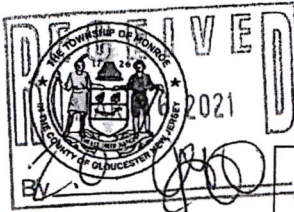
\_\_\_\_\_

\_\_\_\_\_

Zoning Officer Signature \_\_\_\_\_

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 3/26/21 OFFICE USE ONLY ZONE RSPR APP # 11831

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>256 SPRING BEAUTY DR</u> Block: <u>37.0203</u> Lot: <u>5</u> Qualifier:	
<b>Property &amp; Owner Information</b>	<b>Tenant/Contractor Information (if Applicable)</b>
Owner Name: <u>MARC &amp; TARA GILL</u>	Contractor Name:
Owner Mailing Address: <u>256 SPRING BEAUTY DRIVE</u> <u>WILLIAMSTOWN, NJ 08094</u>	Contractor Address: <u>Budds Pool Co., Inc</u> <u>950 Cooper Street</u> <u>Deptford, NJ 08096</u>
Owner Phone #:	Contractor Phone #: <u>P: 856-845-9000 F: 856-384-8834</u>
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: <u>Reg Cert # 13VH01149800</u>
HOA: <u>(Yes)</u> or No Easement: Yes or <u>(No)</u>	
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 LARRY.S@BUDDSPOLS.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 AN INGROUND POOL (18x33x40) w/ CONCRETE APRON,  
POOL (1017 SF) / CONCRETE APRON (1309 SF) ALSO INSTALLATION of an  
54" high POOL CODE ALUMINUM FENCE

### 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: MARC GILL Signature: [Signature] Date: 2/12/21

### OFFICE USE ONLY BELOW:

Fee Collected: <u>\$50</u> Check #: <u>1068</u>		<b>PAYMENT INFORMATION:</b>	
Cash:	MO#:	Received: <u>[Signature]</u> <u>3/26/21</u>	
<b>ENGINEERING &amp; INSPECTION 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:			
Permit Closure Document and Date:			

APPROVED BY ZONING OFFICER: \_\_\_\_\_ Date: \_\_\_\_\_



MTSPX21081

April 5, 2021

Tara Nelms, Zoning Officer  
Township of Monroe  
125 Virginia Ave, Suite 5A  
Williamstown, NJ 08094

RE: **Pool Lot Grading Application**  
**256 Spring Beauty Drive**  
**Lot 5, Block 37.0203**  
**Applicant: Marc & Tara Grill**

Dear Tara,

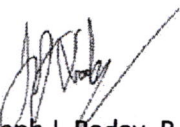
We are in receipt of a Pool (Only) Lot Grading Application along with a Pool Grading Plan prepared by James E. Maccariella, Jr., PE, dated 2/18/2021 for the above referenced property.

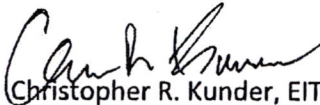
Upon review we find the proposed pool grading plan and application to be in general conformance to the requirements in Ordinance Code Chapter 175-117.1 and is therefore approved for pool grading.

Please feel free to contact us with any questions.

Respectfully submitted,

Pennoni Associates, Inc

  
Joseph J. Raday, P.E., C.M.E.  
Office of the Township Engineer

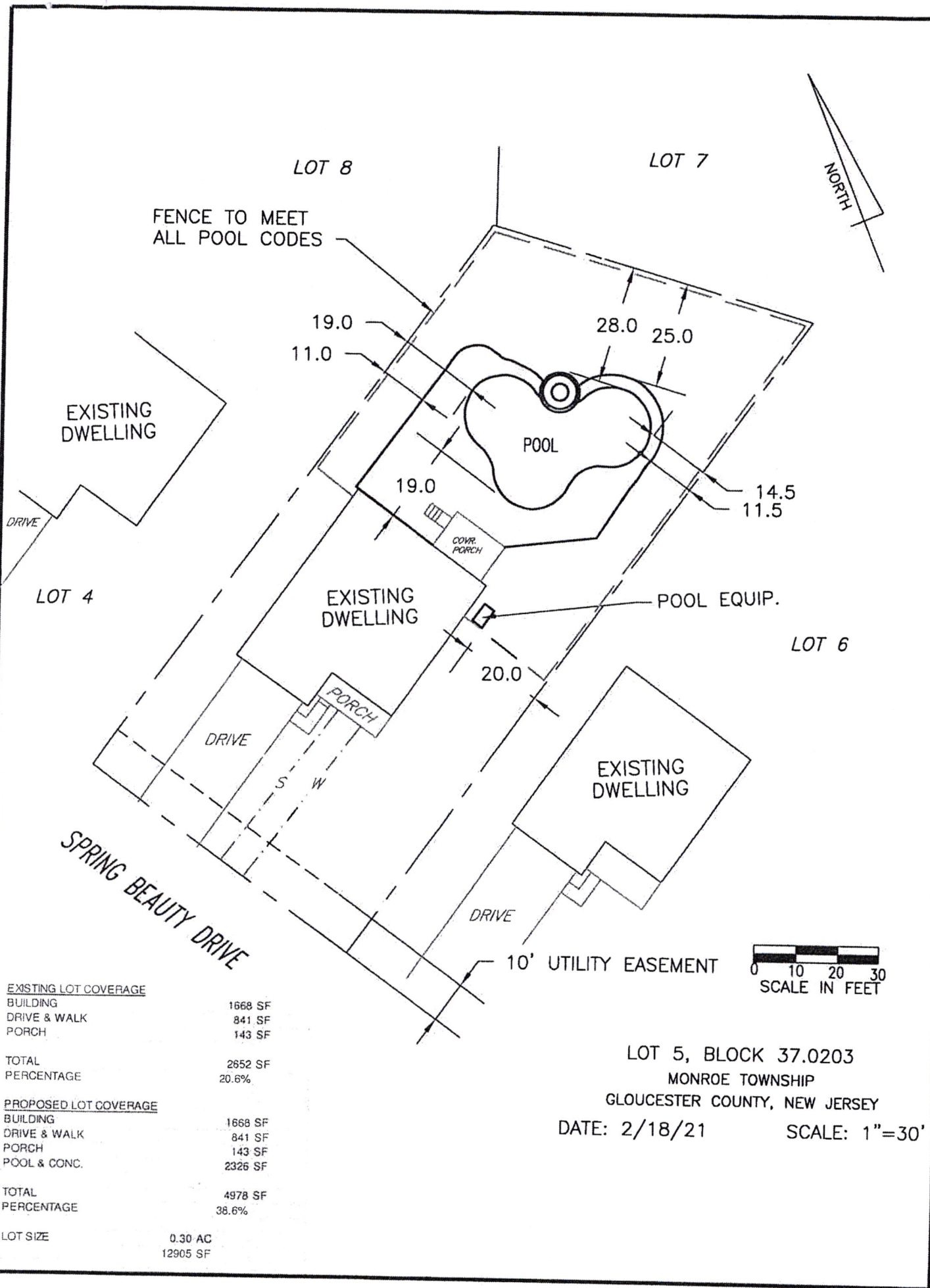
  
Christopher R. Kunder, EIT  
Staff Engineer

Enclosure

Cc: Bryan Glaze, Construction Code Official, w/encl;  
Jennifer Ballard, via email only;  
Judi DelConte, via email only;  
Budds Pools (LarryS@buddspools.com)

N.J. PROFESSIONAL ENGINEER LICENSE NO. 39928  
JAMES E. MACCARIELLA JR.  
38 COUNTRY SQUIRE LANE  
MARLTON, NJ 08053 609-560-1845





# REFERENCE:

BEING KNOWN AS LOT 5, BLOCK 37.0203, ON A PLANS ENTITLED "PLAN OF LOTS FOR SPRING RIDGE, PLATE 37, BLOCK 3704, LOTS 2, 3 & 7, TOWNSHIP OF MONROE, GLOUCESTER COUNTY, NEW JERSEY, DATED 02-10-2005 LAST REVISED 04-06-2006, PREPARED BY CIVALIER ENGINEERING & SURVEYING, INC., FILED ON 01-09-19 AS PLAN #4594.

# MONROE POINTE (SPRING RIDGE)

ELEVATIONS ARE IN FEET AND REFER TO NGVD 1929.

BENCHMARK - DRILL HOLE W/ MNGS SET IN CURB RADIUS CONNECTING CHRISTINA LANE AND WINSLOW ROAD. ELEVATION = 135.14.

SURVEY INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY JAMES SASSANO ASSOCIATES, INC., DATED 11/20/19

# BUILDING SETBACKS

MIN. FRONT YARD 40'  
MIN. REAR YARD 25'  
MIN. SIDE YARD 10'

# GENERAL NOTES:

THIS SURVEY WAS PERFORMED TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEFS OF THE PROPERTY IN QUESTION, AND IN MY PROFESSIONAL OPINION, IS REPRESENTATIVE OF THE EXISTING CONDITIONS AS OF 11/20/19 (EXCEPT ANY EASEMENTS RECORDED AND/OR UNRECORDED WHICH MAY NOT BE VISIBLE ON THE SURFACE OF THE LAND.) ONLY COPIES FROM THE ORIGINAL OF THIS PLAN BEARING THE PROFESSIONAL LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES.

SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS PLAN SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF JAMES SASSANO ASSOCIATES AND THE PROFESSIONAL(S) WHO ENDORSED THIS PLAN

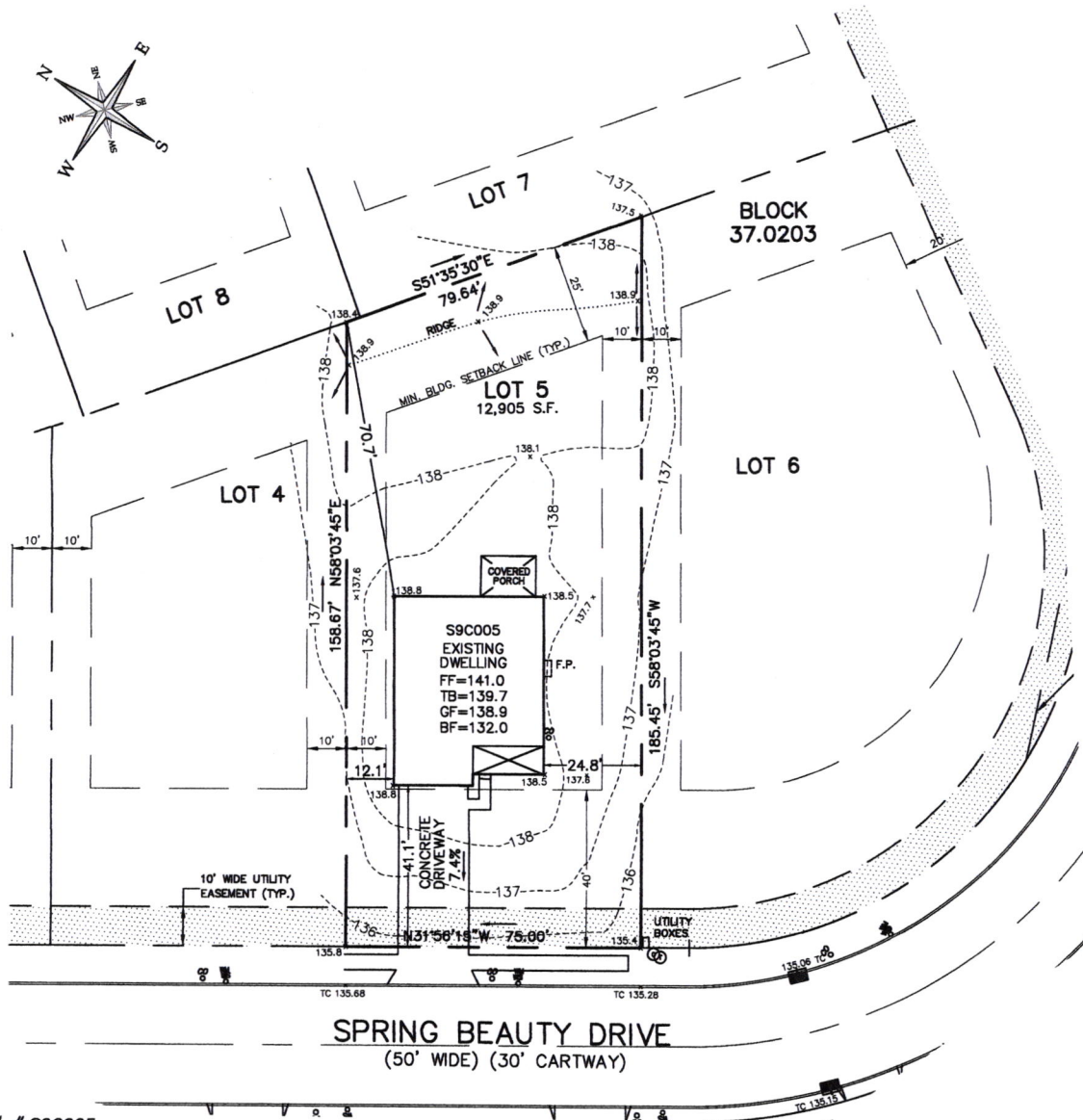
IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE.

I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON RECEIPT OF A COMPLETE TITLE REPORT.

SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND/OR COVENANTS OF RECORD EITHER WRITTEN OR IMPLIED THAT MAY NOT APPEAR ON THIS SURVEY. JSA WILL NOT BE LIABLE FOR ANY SUCH RESTRICTIONS, EASEMENTS AND/OR COVENANTS.

ENVIRONMENTAL CONDITIONS WERE NOT INVESTIGATED OR CONSIDERED AS PART OF THIS PLAN. JAMES SASSANO ASSOCIATES MAKES NO REPRESENTATION AS TO THE PRESENCE OR ABSENCE OF ANY ENVIRONMENTAL CONDITIONS ABOVE OR BELOW THE LAND, INCLUDING BUT NOT LIMITED TO CONTAMINATION OR WETLANDS, THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d).



RYAN # S9C005  
JSA PROJECT #3565

# FINAL SURVEY

256 SPRING BEAUTY DRIVE  
LOT 5, BLOCK 37.0203  
MONROE TOWNSHIP  
GLOUCESTER COUNTY, NEW JERSEY

# JAMES SASSANO ASSOCIATES, INC.

ENGINEERING • SURVEYING • CONSTRUCTION LAYOUT  
41 SOUTH ROUTE 73  
BUILDING 1, SUITE 201  
HAMMONTON, NJ 08037  
PHONE: (609) 704-1155 FAX: (609) 704-1166  
CERTIFICATE OF AUTHORIZATION NO. 24GA28017600

SCALE:  
1"=30'

DRAWN BY:  
LD

REVISIONS:  
12/09/19 REV. GRADING  
12/13/19 REV. GRADING

DATE:  
11/21/19

APPROVED:  
JAS

**JAMES A. SASSANO**  
PROFESSIONAL LAND SURVEYOR NJ LIC. NO. 35401











