

**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. 21-32

Applicant: Christie Thomas Lachetta Owner: _____
(If different than applicant)

Address: 314 Marissa Ct Address: _____

Williamstown NJ 08094

Telephone No. _____ Telephone No. _____

Fax No. _____ E-Mail Address: _____

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

Address: _____

Property Address: 314 Marissa Ct

Plate: _____ Block: 27.0201 Lot: 5 Zoning Classification: RG-MR

1. Application concerns: (Check what is applicable)

Use _____ Lot Area _____ Rear/Side/Front Yards X Height _____ Addition _____ Existing Building _____

Proposed building _____ Minor/Major Site Plan _____ Minor/Major Subdivision _____

Alleged Error of Township Official _____ Other percent of lot coverage

2. Brief description of real estate affected: Development Name: Marissa Estates

Location: Marissa Ct

Nearest Cross-Street: Winslow Lot size: 10,125 sf

Does Property Have Water/Sewer? _____ Private X 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: SLD

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: Inground pool with beach
entry 20 x 32

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:

hardship due to lot size and
configuration

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 27th day of April 2021

Ninette M. Orbaczewski
(Notary Public)

[Signature]

(Signature of Applicant)

BOARD USE ONLY Date application received: 4/27/21 Deemed Complete: _____

NINETTE M ORBACZEWSKI
NOTARY PUBLIC, STATE OF NEW JERSEY
10402719 MY COMMISSION EXPIRES
OCTOBER 05, 2024 Public hearing date: 5/18/21 By: _____

REFERRAL FORM TO THE LAND USE BOARDS

Planning Board: _____

Zoning Board: ✓

APPLICATION DETAILS

Date: 4/26/2021
 Name of Applicant: Locherty, Christopher + Thomas
 Address of Applicant: 316 Marissa Ct.
 Block: 27.0201 Lot(S): 5
 Zone: R6MR 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:	<u>10</u>	<u>6</u>	_____
REAR YARD:	<u>10</u>	<u>6</u>	_____
FRONT YARD:	_____	_____	_____
BULK:	_____	_____	_____
LOT AREA:	_____	_____	_____
LOT WIDTH:	_____	_____	_____
LOT COVERAGE:	<u>30</u>	<u>39.8</u>	_____
ENCROACHMENT INTO BUFFER	_____	_____	_____

WAIVERS:

SIDEWALK WAIVER _____
 SITE PLAN WAIVER _____

SITE PLAN:

MINOR SITE PLAN _____
 MAJOR SITE PLAN _____

SUBDIVISION

MINOR SUBDIVISION _____
 MAJOR SUBDIVISION _____

COMMENTS: _____

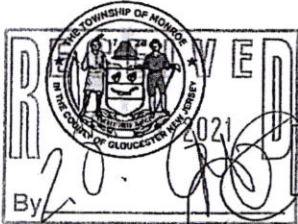
Tara Palms

Zoning Officer Signature

4/26/2021

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 4/21/21 OFFICE USE ONLY: ZONE RGMR APP # 11926

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>316 Marissa Ct</u> Block: <u>27.0201</u> Lot: <u>5</u> Qualifier:	
Property & Owner Information	Tenant/Contractor Information (if Applicable)
Owner Name: <u>Thomas Locchetto: Christie Locchetto</u>	Contractor Name:
Owner Mailing Address: <u>316 Marissa Ct</u>	Contractor Address:
<u>Williamstown NJ 08094</u>	
Owner Phone #:	Contractor Phone #:
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: <u>Yes</u> 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 X 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.

20' x 32' inground pool with 4' concrete surrounding pool
135sf of Beach entry.

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: Christie Locchetto Signature: [Signature] Date: 4-21-21

OFFICE USE ONLY BELOW:

Fee Collected: <u>\$50</u>		Check #: <u>152</u>		PAYMENT INFORMATION:	
		Cash:	MO#:	Received: <u>[Signature]</u> <u>4/21/21</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>Rayford / Clearance / Lot Grading</u>					
Permit Closure Document and Date:					

APPROVED BY ZONING OFFICER: _____ Date _____

Marissa Estates Homeowner's Association
c/o Realty Solutions
415 S White Horse Pike
Audubon, NJ 08106



Thomas & Christie Locchetto
316 Marissa Ct
Williamstown, NJ 08094

4/16/2021

Re: Decision of the Architectural Review Board for 316 Marissa Ct.

Dear Thomas & Christie Locchetto;

The request to install a pool is approved. All work must be completed as approved.

It is the responsibility of the homeowner to see that all ordinances and laws of your municipality and the State of New Jersey are followed and to obtain or to ensure that the contractor obtains all necessary permits for construction and to call for necessary inspections in accordance with the regulations of your municipality. The Architectural Review Board approval simply means that you, the homeowner, have been granted permission to proceed with your request.

Sincerely,
Marissa Estates

MTSPX21116

May 6, 2021

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

RE: **Pool Lot Grading Application**
316 Marissa Court
Lot 5, Block 27.0201
Applicant: Thomas & Christie Locchetto

Dear Tara,

We are in receipt of a Pool (Only) Lot Grading Application along with a Grading Plan/Plot Plan prepared by Bruce McKenna, PE, dated 4/8/2021 for the above referenced property.

We offer the following comments:

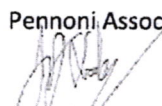
1. No grading shall occur within 5' of the property line (Section 175-117.1). The applicant proposes the pool deck within 2' of the property line. The proposed pool deck and grading does not allow for the required side yard swale. The pool deck shall be moved a minimum of 5' from the property line and additional spot grading shall be provided to define the swale between the pool and Lot 4.
2. Additional spot grading shall be provided to define a swale from the dwelling corner around the back/side of the beach entry area.
3. Additional spot grading shall be provided to define the grading between the pool and the wood deck to demonstrate that runoff will flow out of the area between to pool and wood deck to the rear of the property.

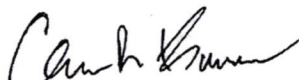
We note that the applicant is requesting a variance for lot coverage. Based on the comments noted above the area of the pool and pool deck may need to be reduced to maintain adequate drainage on the lot.

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

Cc: Bryan Glaze, Construction Code Official;
Jennifer Ballard, via email only;
Judi DelConte, via email only;
Bruce McKenna, PE
Thomas & Christie Locchetto (Locchetto17@yahoo.com)

