

**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. 21-33

Applicant: Anthony Leeza Owner: _____
(If different than applicant)
Address: 405 Taylor Lane Address: _____
Williamstown, NJ 08094

Telephone No. 856-477-5741 Telephone No. _____

Fax No. _____ E-Mail Address: Leeza.Tony66@gmail.com

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

Address: _____

Property Address: 405 Taylor Lane

Plate: _____ Block: 29.0102 Lot: 2 Zoning Classification: RG-MR

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 _____

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

Location: 405 Taylor Lane

Nearest Cross-Street: Tiffany Lane Lot size: 20,000 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? no 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 / shed / Pool

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: Replacing existing shed with new shed
18-36-12'

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'm utilizing the existing stone area with bigger shed and
my shed now has a roof that's caving in. Just want to
utilize the space that's there to look cleaner.

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 20 21

ININETTE M ORBACH
(Notary Public)

[Signature]
(Signature of Applicant)

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

04/02/19 ININETTE M ORBACH, Notary Public, State of New Jersey Hearing date: 5/18/21 By: _____

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

REFERRAL FORM TO THE LAND USE BOARDS

Planning Board: _____

Zoning Board: _____

APPLICATION DETAILS

Date: 4/15/2021
 Name of Applicant: Anthony Leanza
 Address of Applicant: 405 Taylor Dr
 Block: 290102 Lot(S): 20
 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>5</u>	<u>3</u>	<u>Bulk</u>
REAR YARD:	<u>12.5</u>	<u>3</u>	<u>Bulk</u>
FRONT YARD:			
BULK:			
LOT AREA:			
LOT WIDTH:			
LOT COVERAGE:			
ENCROACHMENT INTO BUFFER			

WAIVERS:

SIDEWALK WAIVER _____
 SITE PLAN WAIVER _____

SITE PLAN:

MINOR SITE PLAN _____
 MAJOR SITE PLAN _____

SUBDIVISION

MINOR SUBDIVISION _____
 MAJOR SUBDIVISION _____

COMMENTS: _____

Sara Pelns
 Zoning Officer Signature

4/15/2021
 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

APR 14 2021
DATE APP COMPLETE 4/14/21 ZONE RMR APP # 11898

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: 405 Taylor Lane Block: 29.0102 Lot: 2	Qualifier:
Property & Owner Information	Tenant/Contractor Information (if Applicable)
Owner Name: Anthony Leanza	Contractor Name: American shed
Owner Mailing Address: 405 Taylor Lane Williamstown NJ 08094	Contractor Address: 1401 n Black Horse Pike
Owner Phone #: 856-417-5741	Contractor Phone #: 856-728-5556
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>	Tenant Phone #:
Variance Approval: Yes or No If yes, Resolution #	

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 Leanza.Tony66@gmail.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.

I have a 10-20 ft shed. I'd like to knock that down
and put an 18-36-12 ft shed in its place.

I'd also like to put it closer to the property line than it is now

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.

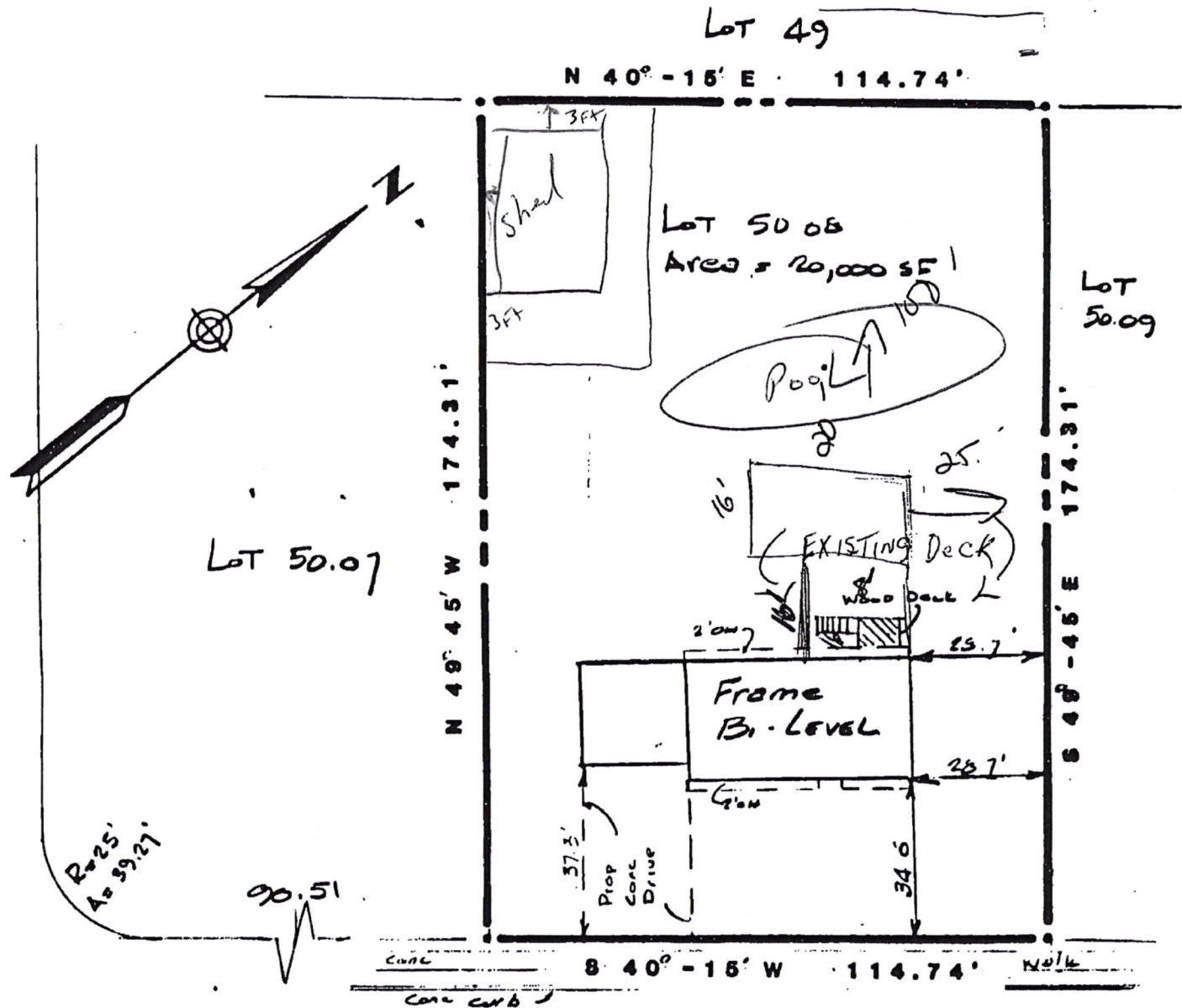
Property Owner ONLY - Print: Anthony Leanza Signature: [Signature] Date: 4/14/21

OFFICE USE ONLY BELOW:

PAYMENT INFORMATION:		
Fee Collected: <u>\$50</u>	Check #: <u>Cash</u>	Received: <u>Sara Nelson</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:		

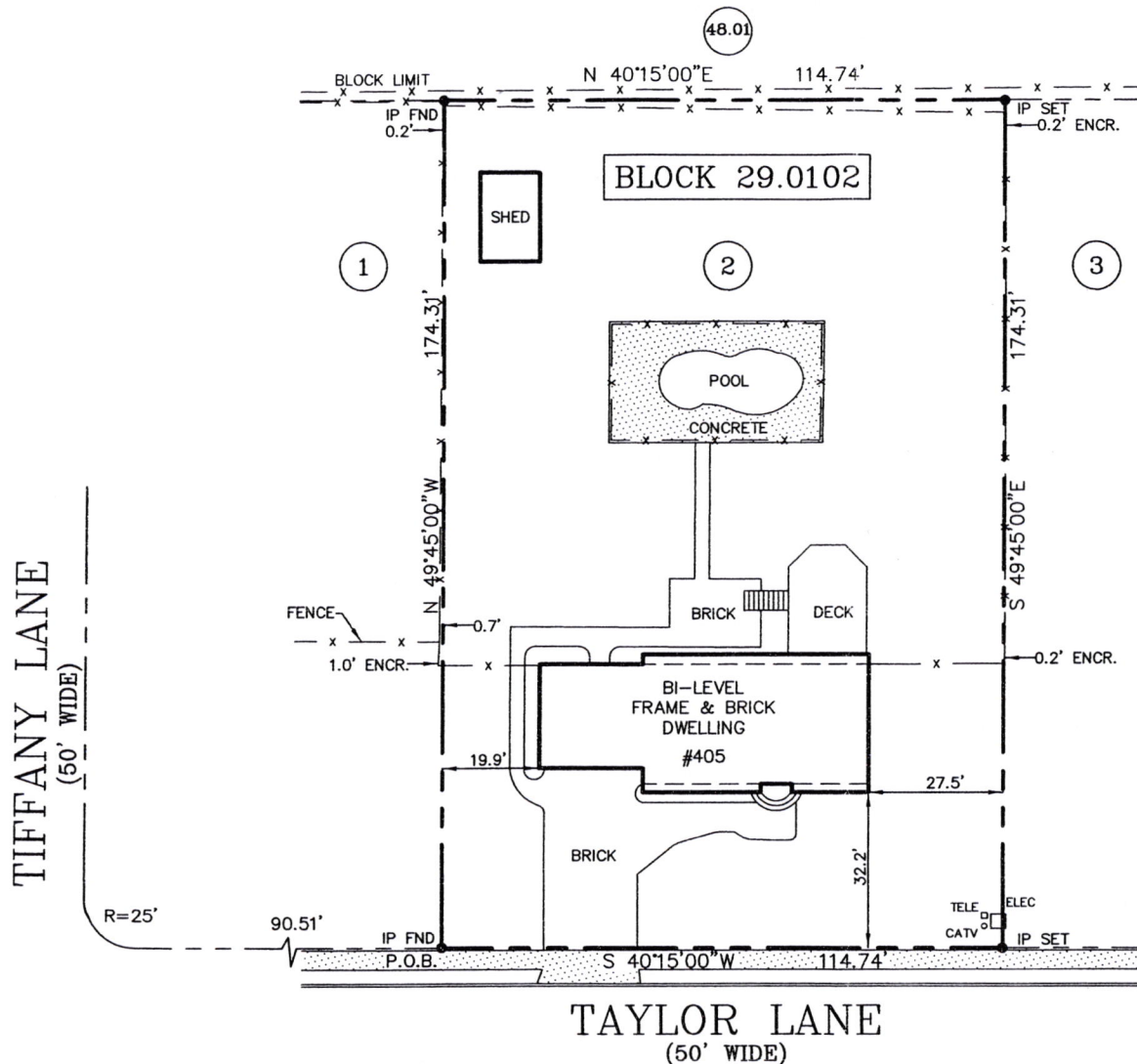
APPROVED BY ZONING OFFICER: _____ Date: _____

TIFFANY LANE



BLOCK 29.0102

AREA = 20,000 SF, MORE OR LESS.



ROBERT J. MONSON, P.L.S.
800 ROSETREE DRIVE
WILLIAMSTOWN, NJ 08094
PHONE: (856) 728-1974 FAX: (856) 728-3038





