

**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. 21-34

Applicant: Jamie Kienzle Owner: _____
Michael Fulbrook (If different than applicant)

Address: 2028 Ridings Dr. Address: _____
Williamstown

Telephone No. _____ Telephone No. _____

Fax No. _____ E-Mail Address: _____

Attorney: N/A E-Mail Address: _____
Telephone No. _____

Address: _____

Property Address: 2028 Ridings Dr. Williamstown, NJ 08094

Plate: _____ Block: 150.0101 Lot: 61 Zoning Classification: _____

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: The Ridings

Location: 2028 Ridings Dr.

Nearest Cross-Street: Ridings + Steeple Chase Lot size: 13,687 sq. ft

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 if yes, Certificate of Filing No. _____
(Please attach a copy of Certificate of Filing if applicable)

Present use: _____ Present improvements upon land: _____

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: rear yard variance, there will be 10.6' from the property line.

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:

We wanted to place the swimming pool on the side portion of our yard so that we have space to still use the backyard for our kids to play and still be able to use the patio.

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 4th day of May 2021

Ninette M. Orbaczewski
(Notary Public)

[Signature]

(Signature of Applicant)

BOARD USE ONLY Date application received: 5-4-2021 Deemed Complete: _____

NINETTE M ORBACZEWSKI
NOTARY PUBLIC, STATE OF NEW JERSEY
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: 4/29/2007

Name of Applicant: Fulbrook, Michael & Janice Krenke

Address of Applicant: 2028 Ridings Dr.

Block: 50.0101 Lot(s): 61

Zone: R2 Pinelands: No

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:	<u>37.5</u>	<u>10.6</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: _____

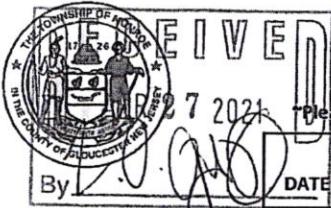
Tara Nelms

Zoning Officer Signature

4/29/2007

Date

CC: Applicant, Land Use Board Secretary, file



ZONING PERMIT 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

Please be sure to read checklist before completing and submitting application

By [Signature] DATE APP COMPLETE 4/27/21 OFFICE USE ONLY: ZONE R2 APP # 11975

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>2028 Ridings Dr.</u> Block: <u>150, 0101</u> Lot: <u>61</u> Qualifier:	
Property & Owner Information	
Owner Name: <u>Michael Fulbrook / Jamie Kienle</u>	
Owner Mailing Address: <u>2028 Ridings Dr</u>	
<u>Williamstown, NJ 08094</u>	
Owner Phone #:	
Tenant/Contractor Information (if Applicable)	
Contractor Name:	
Contractor Address:	
Contractor Phone #:	
Business Tenant Name:	
Tenant Address Outside of Location:	
Tenant Phone #:	
The property has (Circle One/Answer all): (Sewer) or Septic	
Pinelands: Yes or (No)	Wetlands: Yes or (No)
HOA: Yes or (No)	Easement: Yes or (No)
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 [Signature]

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.

Above ground swimming pool and deck. Pool 15' x 30' x 54"
Deck 30' x 40' with pool inside, deck approx. 700 sq. ft.
Steel liner - durable 6" wide steel upright posts. Pool enclosure
deck handrail surrounding the pool.
Electrical line underground ran to the water pump around back of pool.

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: Michael Fulbrook Signature: [Signature] Date: 4-26-21

OFFICE USE ONLY BELOW:

PAYMENT INFORMATION:		
Fee Collected: <u>50</u>	Check #: <u>159</u>	Received: <u>[Signature]</u> <u>4/26/21</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:		
Permit Closure Document and Date:		

APPROVED BY ZONING OFFICER: _____ Date: _____



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15'X30'X54" Melenia Oval Pool

What's Included:

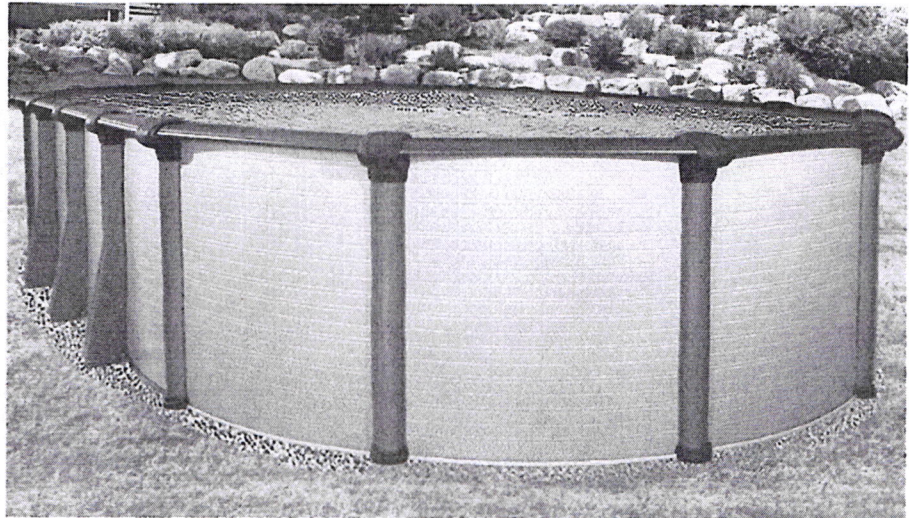
- 20 Gauge Blue Liner
- Thru-Wall Skimmer & Return Fitting

Original Price: \$4,595.00

\$4,227.00

Save \$368.00 (8% OFF)

- ✓ Item In Stock
- ✓ Ships out within 10-14 business days
- ✓ Free Shipping Included

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Specifications

- Includes skimmer and blue liner. For liner upgrades or accessories click [Customize this Pool](#)
- The Melenia pool features bronze patina style painted top ledges with gold highlights and Mocha upright support posts
- Sturdy 7" wide bronze steel Krystal Kote top ledges and resin interlocking caps, resist bad weather, chlorinated water and constant wear
- Durable 6" wide steel upright posts and resin foot collars give the Melenia strength, support and style
- Heavy-duty coated steel bottom rails
- Galvanized steel top stabilizer rails for extra strength
- 54" high steel wall that is coated with a "Krystal Kote" finish to prevent corrosion from the weather elements and chlorinated chemicals
- Wall Color/Design: Taupe/Geometry - Please click [here](#) to view actual customer photos
- Warranty: 50 year manufacturer's limited warranty
- Made in the USA
- Installs above ground or semi inground (installation not included)
- Warrantied for semi-inground installation up to halfway (27 inches) in the ground
- Approximate inside (water) dimensions - 15' X 30'
- Approximate outside dimensions (space required) - 18' 2" X 31'
- Approximate Water Capacity - 10,500 Gallons









