

**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. 21-30

Applicant: Otis and Shahida Peterson Owner: _____
(If different than applicant)

Address: 49 Howard Drive Address: _____
Williamstown NJ 08094

Telephone No. _____ Telephone No. _____

Fax No. _____ E-Mail Address: _____

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

Address: _____

Property Address: 49 Howard Drive, Williamstown, NJ 08094

Plate: _____ Block: 13505 Lot: 216 Zoning Classification: R-2

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 Lot Coverage

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

Location: 49 Howard Drive

Nearest Cross-Street: Main Street Lot size: 10,144.7 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 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: _____

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: Requesting relief of lot coverage and any or all other variance and waivers needed.

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 size of lot.

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 26th day of April 2021

Ninette M. Orbaczewski
(Notary Public)

Shahid Rk
(Signature of Applicant)

BOARD USE ONLY Date application received: _____ Deemed Complete: _____

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

Public hearing date: 6/15/2021 By: _____

REFERRAL FORM TO THE LAND USE BOARDS



Planning Board: _____

Zoning Board: _____

APPLICATION DETAILS

Date: 4/9/21
 Name of Applicant: Shaclida L Otis III Peterson
 Address of Applicant: 49 Howard Dr
 Block: 13505 Lot(s): 26
 Zone: RZ Pinelands: _____

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:

FRONT YARD:

BULK:

LOT AREA:

LOT WIDTH:

LOT COVERAGE:

ENCROACHMENT INTO BUFFER

10' drive 9-1.1' Bulk

30% 70.48 Bulk

WAIVERS:

SIDEWALK WAIVER _____

SITE PLAN WAIVER _____

SITE PLAN:

MINOR SITE PLAN _____

MAJOR SITE PLAN _____

SUBDIVISION

MINOR SUBDIVISION _____

MAJOR SUBDIVISION _____

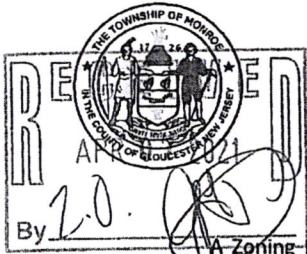
COMMENTS: Approx 1400 sq ft driveway @ property line

Need lot coverage %

Sara Nelson
 Zoning Officer Signature

4/9/2021
 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

OFFICE USE ONLY:

ZONE

APP #

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: 49 Howard Dr, 08094 Block: 13505 Lot: 26 Qualifier:

Property & Owner Information

Owner Name: Otis and Shabida Peterson

Owner Mailing Address: 49 Howard Drive

Williamstown, NJ 08094

Owner Phone #:

Tenant/Contractor Information (if Applicable)

Contractor Name: ACCURATE (Marks Dewey)

Contractor Address: 212 Whitehorse Pike

Clementon, NJ 08021

Contractor Phone #: 856-287-4290

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 #

Business Tenant Name:

Tenant Address Outside of Location: N/A

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

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.

Up graded asphalt paving and overlay

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: Otis Peterson Signature: Otis Peterson Date: 4/7/21

OFFICE USE ONLY BELOW:

PAYMENT INFORMATION:		
Fee Collected: <u>50</u>	Check #:	Cash: <u>✓</u> MO#: Received: <u>[Signature]</u> <u>4/7/21</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 _____



515 Grove Street
Suite 1B
Haddon Heights, NJ 08035
T: 856-547-0505
F: 856-547-9174

www.pennoni.com

MTSPX21104

May 25, 2021

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

RE: **Lot Grading Plan
Otis & Shahida Peterson
Lot 2, Block 13505
49 Howard Drive**

Dear Tara,

Our office has received the above referenced Individual Topographic Survey prepared by Jeffrey S. Grunn, PLS, Lakeland Surveying dated 4/5/21, last revised 5/10/2021. The applicant requests approval for the existing improvements installed without a permit.

Upon review of the provided survey, we find that the existing improvements do not appear to adversely affect the neighboring properties. We have no objection to approval of the existing improvements.

Respectfully submitted,

Pennoni Associates, Inc

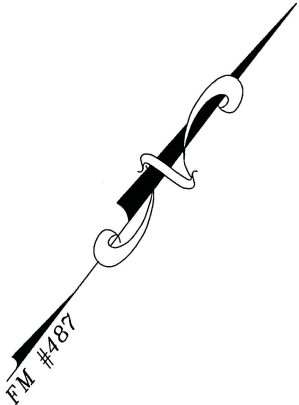
Joseph J. Raday, P.E., C.M.E.
Office of the Township Engineer

Christopher R. Kunder, EIT
Staff Engineer

Enclosure

Cc: Bryan Glaze, Construction Code Official;
Jennifer Ballard, via email only;
Judi DelConte, via email only;
Shahida Peterson (Shahida_20042000@yahoo.com)


U:\Accounts\MTSPX\MTSPX21104 - 49 Howard Drive B 13505, L26\COMMUNICATION\SENT\49 Howard Grading Plan Approval.docx

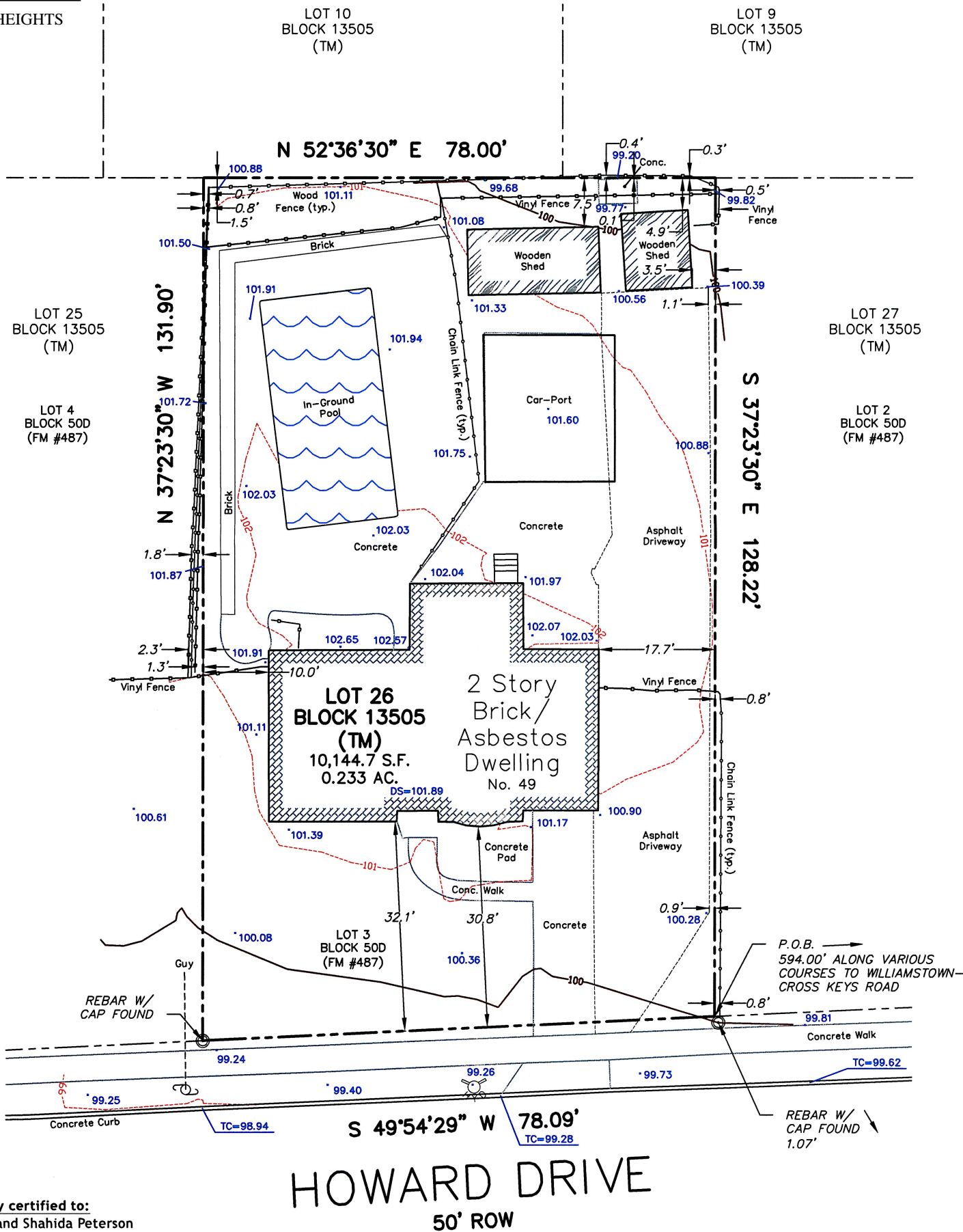


Coverage Calculations		
Category	Area (s.f.)	Percentage
Lot	10,144.70	100.00%
Asphalt Driveway	1,747.41	17.22%
Brick Wall	187.93	1.85%
Carport	445.64	4.39%
Concrete	2,366.85	23.33%
Dwelling	1,462.88	14.42%
Pool	600.58	5.92%
Porch + Steps	15.99	0.16%
Wooden Sheds	322.25	3.18%
Total	7,149.52	70.48%



APPROVED
As-built Grading

DATE 5/25/21
BY 
PENNONI HADDON HEIGHTS

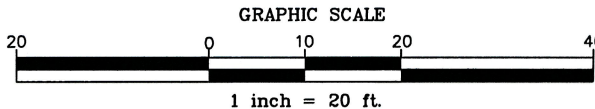


This survey certified to:
Otis Peterson, III and Shahida Peterson

KNOWN AND DESIGNATED as Lot 26 Block 13505 as shown on a certain map entitled, "Amended Plan of Lots, Olivia Gardens, Situated in Township of Monroe, County of Gloucester, N.J.", filed in the Gloucester County Clerk's Office on January 4, 1961 as Map No. 487.

This survey references:
Deed Book 4112 Page 196
Gloucester County Filed Map No. 487

Notes:
Topography Performed on 05/04/2021
Original Field Survey Performed on 03/31/2021
Subject to documents of record
Vertical Datum Assumed
Survey performed without the benefit of a complete title search
and subject to municipal restrictions, easements of record and
other facts that a title search may disclose.



I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferrable. Survey is valid only if print has original raised seal of the undersigned professional.

REVISED 05/10/2021 BY JD/CMB: ADDED TOPOGRAPHY + COV. CALCS

TOPOGRAPHIC SURVEY OF PROPERTY
Tax Lot 26 - Block 13505
49 Howard Drive, Township of Monroe
Gloucester County, New Jersey

PROJECT NUMBER
210962
REFERENCE NUMBER
-

Lakeland
Surveying

Certificate of Authorization
#24GA28090000

Marc J. Cifone
PROFESSIONAL LAND SURVEYOR

Jeffrey S. Grunn
PROFESSIONAL LAND SURVEYOR

FIELD: JD
DWN BY: CMB
CHECKED: JSG
DATE: 04/05/2021
SCALE: 1"=20'

4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670 | Fx: (973) 625-4121
www.LakelandSurveying.com

Marc J. Cifone N.J. P.L.S. LIC. No. 24GS04132500
Jeffrey S. Grunn N.J. P.L.S. LIC. No. 24GS04339900



ViewSonic