

**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. 21-36

Applicant: Bari Chamberlin Owner: Same  
(If different than applicant)

Address: 2143 Magnolia Ave. Address: \_\_\_\_\_  
Williamstown NJ 08094

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

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

Attorney: \_\_\_\_\_ E-Mail Address: \_\_\_\_\_  
Telephone No. \_\_\_\_\_

Address: \_\_\_\_\_

Property Address: 2143 Magnolia Ave, Williamstown

Plate: \_\_\_\_\_ Block: 9604 Lot: 18 Zoning Classification: R6MR

1. Application concerns: (Check what is applicable)

Use ☒ Lot Area \_\_\_\_\_ Rear/Side/Front \_\_\_\_\_ Existing Building \_\_\_\_\_  
Yards \_\_\_\_\_ Height \_\_\_\_\_ Addition \_\_\_\_\_

Proposed building \_\_\_\_\_ Minor/Major Site Plan \_\_\_\_\_ Minor/Major Subdivision \_\_\_\_\_

Alleged Error of Township Official \_\_\_\_\_ Other \_\_\_\_\_

2. Brief description of real estate affected: Development Name: Victory Lakes

Location: 2143 Magnolia Ave

Nearest Cross-Street: Willow Ave Lot size: .96 acre

Does Property Have Water/Sewer? ☒ Private ☒ Public Water Sewer

If use variance is requested for accessory structure, what is the square footage of existing home? 1600+

Is this in a Pinelands area? ✓ if yes, Certificate of Filing No. \_\_\_\_\_  
(Please attach a copy of Certificate of Filing if applicable)

Present use: Garage Present improvements upon land: Garage

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: Replace the original garage (circa 1950)  
w/ New pole Barn/garage. 30x40 x 15'10"

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:

Due to the unique lot size/shape and being lakefront,  
the house is sideways, garage is sideways & new  
structure will not be any closer to the street. Just  
a little larger - 6' x 4' (length/width)

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 17th day of May 2021

Ninette M Orbaczewski  
(Notary Public)

[Signature]  
(Signature of Applicant)

BOARD USE ONLY Date application received: 5/17/2021 Deemed Complete: \_\_\_\_\_

NINETTE M ORBACZEWSKI  
NOTARY PUBLIC, STATE OF NEW JERSEY  
104/02/191 MY COMMISSION EXPIRES  
OCTOBER 05, 2024

Public hearing date: 6/15/2021 By: \_\_\_\_\_

**REFERRAL FORM TO THE LAND USE BOARDS**

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

Zoning Board: 10

**APPLICATION DETAILS**

Date: 4/23/2021

Name of Applicant: Bari Chamberlain

Address of Applicant: 2143 Magnolia

Block: 9604 Lot(S): 18

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:	<u>Access 900sq ft</u>	<u>Increase to 1200sq ft.</u>	_____
SIDE YARD:	_____	_____	_____
REAR YARD:	_____	_____	_____
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 Helms

4/23/2021

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

OFFICE USE ONLY?

ZONE

APP #

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)

### Work Site Information:

Work Site Address: 2143 MAGNOLIA AVE Block: 9604 Lot: 18 Qualifier:

### Property & Owner Information

Owner Name: BARI CHAMBERLIN  
Owner Mailing Address: 2143 MAGNOLIA AVE  
WILLIAMSTOWN NJ 08094  
Owner Phone #:

### Tenant/Contractor Information (if Applicable)

Contractor Name:  
Contractor Address:  
Contractor 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 #

Business Tenant Name:

Tenant Address Outside of Location:

Tenant Phone #:

\*Commercial Applicants must submit Business Questionnaire in addition to Zoning Permit Application\*

X Did you attach a copy of your Survey / Plot Plan as directed on the checklist with setbacks stated? Yes ✓ No

X 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.

REPLACE GARAGE WITH NEW POLE BARN  
24'x36'x15' TALL 30'x40'x15' TALL

### 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.

X Property Owner ONLY - Print: Bari Chamberlin Signature: [Signature] Date: 4/21/21

### OFFICE USE ONLY BELOW:

PAYMENT INFORMATION:	
Fee Collected: <u>1</u>	Check #: <u>1</u>
Cash: <u>✓</u>	MO#: <u>1</u>
Received: <u>[Signature]</u>	<u>4/21/21</u>
ENGINEERING REQUIRED	Rec'd Approval
GRADING WAIVER GRANTED	Rec'd Approval
Inspection Date Performed & Findings:	ENGINEERING NOT REQUIRED
Permit Closure Document and Date:	

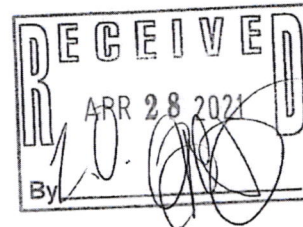
APPROVED BY ZONING OFFICER: \_\_\_\_\_ Date: \_\_\_\_\_



MTSPX20001

April 28, 2021

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



RE: **Lot Grading Waiver Application, Dated 4/20/2021**  
**Applicant: Bari Chamberlin**  
**Lot 18, Block 9604**  
**2143 Magnolia Avenue**

Dear Tara:

Our office has reviewed the above referenced Lot Grading Waiver Application and sketch provided. The property is currently developed. The applicant proposes to demolish a 24' x 36' garage and replace it with a 30' x 40' pole barn.

Upon our review, we find that the proposed improvements should not have an adverse effect on the adjacent lots.

We approve the application as submitted for Lot Grading Waiver.

Respectfully submitted,

Pennoni Associates, Inc.



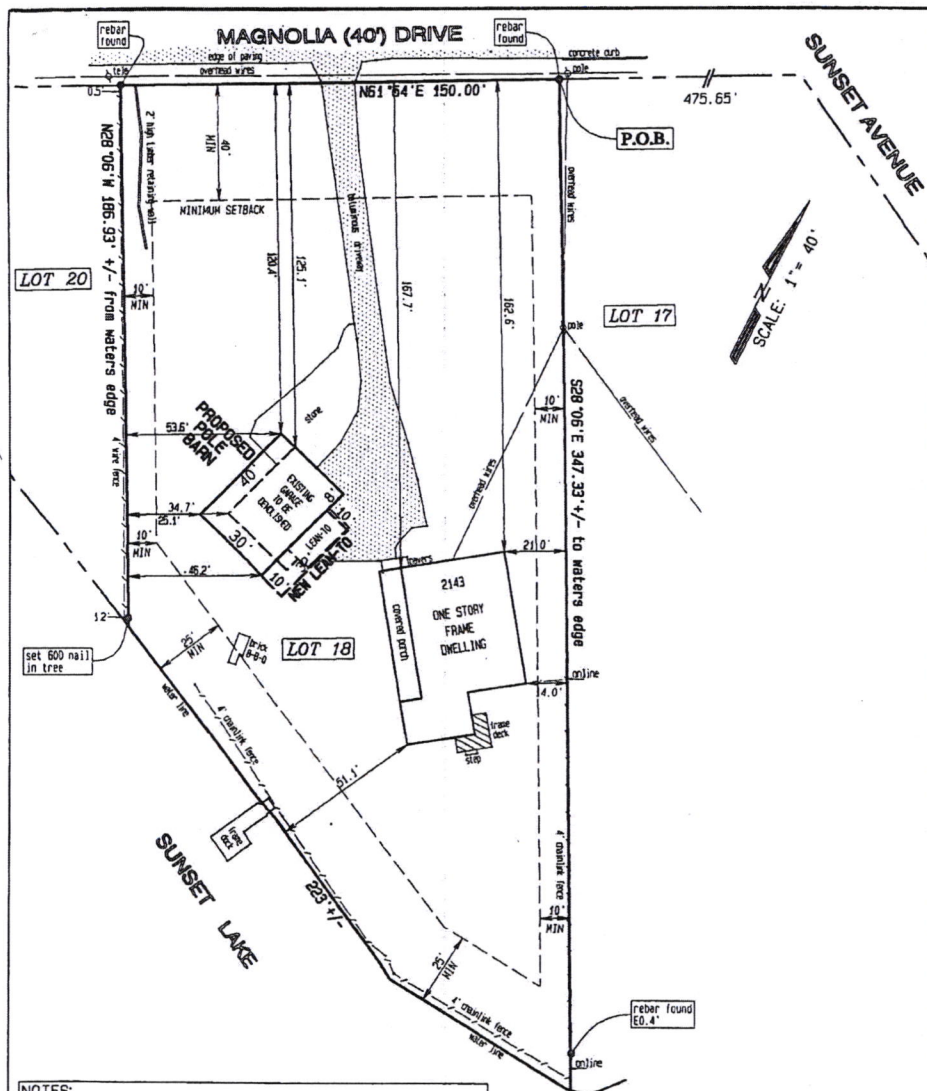
Joseph J. Raday, PE, CME  
Township Engineer



Christopher R. Kunder, EIT  
Staff Engineer

Cc: (via email only)

Bryan Glaze, Construction Code Official  
Jennifer Ballard  
Judith DelConte  
Bari Chamberlin (Baritina@comcast.net)



# NOTES:

- 1) BEING KNOWN AS LOT 18 IN BLOCK 9604 AS SHOWN ON THE OFFICIAL TAX MAPS FOR THE TOWNSHIP OF MONROE
- 2) BEING ALSO KNOWN AS LOTS 17 AND 18, SECTION 6, AS SHOWN ON MAP #2, "VICTORY LAKES"
- 3) SURVEY DONE WITHOUT THE BENEFIT OF A TITLE REPORT
- 4) PURPOSE FOR SURVEY IS TO CONSTRUCT A POLE BARN BUILDING IN AREA WHERE THE EXISTING FRAME GARAGE IS TO BE DIMOLISHED
- 5) LOT AREA= 0.96 ACRE +/-

## ZONING = RG-MR

- 1) MINIMUM FRONT SETBACK= 40'
  - 2) MINIMUM SIDE YARD SETBACK=10'
  - 3) MINIMUM REAR YARD SETBACK=25'
- LOT DOES HAVE CITY SEWER

## MAP OF PROPERTY AS SURVEYED FOR

2143 MAGNOLIA AVENUE  
TOWNSHIP OF MONROE  
COUNTY OF GLOUCESTER, NEW JERSEY

**DANIEL V. PIZZELLI, P.L.S.&P.P.**

Professional Land Surveyor and Planner

DANIEL V. PIZZELLI, P.L.S., N.J. LICENSE NO. 26808

PIZZELLI SURVEYING, L.L.C.  
251 Washington Avenue  
Williamstown, New Jersey, 08094  
Tele: 856-728-7573  
Fax: 856-728-0261

DATE: 4/18/21  
JOB: P21-57



June 10, 2021

Dawn M. Farrell, Administrative Clerk  
Township of Monroe  
125 Virginia Avenue, Suite 5A  
Williamstown, NJ 08094

Use Variance (1st Review)  
Block 9604, Lot 18  
2143 Magnolia Avenue (Victory Lakes)  
Zone: RG-MR, Regional Growth-Moderate Residential District  
Applicant: Bari Chamberlin  
Application No. 21-36  
Colliers Engineering & Design Project No. MMZ-0096

Dear Ms. Farrell,

The above referenced application is a request for a use variance application review.

## **1.0 Project Description**

### **1.1 Proposal**

The applicant seeks use variance approval to demolish their existing 24'x36'x15' (±900 s.f.) garage with a 10'± x 15' ± lean-to and construct a new 30' x 40' (1200 s.f.) x 15' 10" tall pole barn/garage with a 10' x 30' lean-to.

### **1.2 Existing Conditions**

The .96 acre parcel is located at 2143 Magnolia Avenue in the development known as Victory Lakes. The property contains an existing 1-story frame dwelling (approximately 1600 s.f.) with covered porch and frame deck, a detached garage and associated improvements. The property is served by a private well and public sewer and is zoned RG-MR, Regional Growth-Moderate Residential District.

*Note: The property is situated in the Pinelands. As such a Certificate of Filing is required to be deemed complete unless a waiver is granted by the Board.*

### **1.3 Surrounding Land Uses**

The surrounding parcels adjacent to the northeast, southwest as well as northwest across from the PIQ are also zoned RG-MR, Regional Growth-Moderate Residential and contain single family residential uses. Adjacent to the southeast is Sunset Lake.

## 2.0 Materials Reviewed

We have reviewed the referenced submission, encoded by the Zoning Board as #21-36, received May 28, 2021 via email, consisting of the following:

Sheet	Title	Date
---	Application	May 17, 2021
---	Zoning Office Referral to Zoning Board	April 23, 2021
---	Zoning Permit Application	April 21, 2021
---	Color site photos (3)	---
---	Lot Grading Waiver Approval, Pennoni	April 28, 2021
1 of 1	Reduced Size Survey of Premises,	April 18, 2021

The survey is signed by Daniel V. Pizzelli, PLS, PP of Pizzelli Surveying, LLC.

## 3.0 Zoning Requirements

### 3.1 Use

1. In accordance with § 175-89B and G(3), an accessory building or structure may be erected in side and rear areas only but never in front of the home when detached and shall be set back from lot lines as prescribed below except that if erected on a corner lot, the accessory building or structure shall be set back from the side street to comply with the setback line applying to the principal building for that side street. The plan does not comply. The proposed pole barn sits forward of the existing home. As proposed a use variance is required.

*It should be noted that the existing garage to be replaced also sat forward of the existing home.*

2. In accordance with § 175-89F(1), one garage is permitted with a maximum size floor area ratio of 900 square feet and a maximum height of 18 feet from the ground level to the peak. The plan does not conform to the maximum garage floor area requirement proposed 1200 s.f. (plus a 300 s.f. lean-to). As proposed, a 'd4 variance is required.

*Note: The proposed height of 15'-10" conforms with the maximum height of 18'.*

### 3.2 Bulk Requirements – Accessory Structures

Per § 175-161D, yard requirements for accessory uses may be reduced by up to 50% of the requirement for the principal uses within the specified district.



1. **Side Yard Setback:** The minimum required side yard setback is 5 feet (10 feet x50%). The plan conforms to this requirement.
2. **Rear Yard Setback:** The minimum required rear yard setback is 12.5 feet (25 feet x50%). As proposed, the plan appears to comply. A dimension should be provided from the proposed pole barn to the rear property line.
3. **Lot Coverage:** The maximum permitted lot coverage is 20 percent. Lot coverage has not been provided. The house footprint appears to be approximately 1600 s.f. with a 1200 s.f. pole barn and 300 s.f. lean-to. Proposed total structure coverage is approximately 3100 s.f. The proposal appears to comply. Conformance to be determined/testimony to be provided.

#### 4.0 Design and Performance Standards

1. In accordance with § 175-89C, no business, service or industry shall be conducted within a private garage, except for lawfully permitted home occupations in accordance with § 175-111. Testimony to be provided to determine intended compliance.
2. In accordance with § 175-89E, accessory buildings or structures shall not be located in any required buffer areas, easements or drainageways. Testimony regarding compliance shall be provided.
3. In accordance with § 175-89G(1), the roof shape of a garage or shed shall be visually compatible with building and/or structures to which it is visually related. Testimony regarding compliance to be provided.
4. In accordance with § 175-89G(2), the relationship of materials, textures and color of the façade and roof of a garage or shed should be visually compatible with the materials and structures to which it is visually related. Testimony regarding compliance shall be provided.
5. In accordance with § 175-89G(4), all living units are prohibited over or attached to garages except those garages attached to residential dwellings. Testimony regarding compliance to be provided.

#### 5.0 Master Plan Consistency

The proposed use is not consistent with the goals and objectives of the Master Plan. Should the use variance be granted, any site improvements and physical impacts of the use need to be addressed and mitigated.

#### 6.0 General Comments / Recommendations

1. The applicant must demonstrate sufficient "special reasons" why the proposed use carries out a purpose of zoning, or how the refusal to allow the project would impose on the applicant an undue hardship. In addition, the applicant must demonstrate that

the requested use variance and 'd4 variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

2. Testimony should be provided regarding the adequacy of the existing site access/pole barn access and available parking. Are there any new proposed parking areas or new surface treatments being proposed?
3. The site is served by an onsite well and public sewer. Testimony should be provided as to the approximate location of the well and that the proposed improvements will not interfere with same.

The above comments and/or recommendations are submitted for your review and consideration. Should you have any questions with regard to this matter or require additional information, please do not hesitate to contact our office at (609) 910-4068.

Sincerely,

Colliers Engineering & Design



Pamela Pellegrini, PE,PP,CME  
Senior Project Manager

cc: Richard P. Coe, Esquire

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