

**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. 21-37

Applicant: Ty Hagy Owner: \_\_\_\_\_  
(If different than applicant)

Address: 2121 Bluebell Rd. Address: \_\_\_\_\_  
Williamstown, NJ. 08094

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

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

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

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

Property Address: 2121 Bluebell Rd.

Plate: \_\_\_\_\_ Block: 10401 Lot: 4 Zoning Classification: A9

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: \_\_\_\_\_

Location: 2121 Bluebell Rd.

Nearest Cross-Street: Bluebell Rd. Lot size: 17.62 acres

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

If use variance is requested for accessory structure, what is the square footage of existing home? 1700sq ft

Is this in a Pinelands area? Yes 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: To demolish the first 80' of existing building and replace with a 40'x60' Pole Barn 16' Height

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:

The existing building is in poor condition and is not suitable to store the equipment & vehicles used on this property.

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 18<sup>th</sup> day of May 2021

Ninette M. Orbaczewski  
(Notary Public)

[Signature]  
(Signature of Applicant)

BOARD USE ONLY Date application received: 5/18/2021 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: 6

**APPLICATION DETAILS**

Date: 4/22/2021  
 Name of Applicant: TH Hagy  
 Address of Applicant: 2134 Blvd Bill Ko  
 Block: 10401 Lot(S): 4  
 Zone: AG 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>Acc Bid</u>	<u>Expanding</u>	_____
SIDE YARD:	<u>not larger than</u>	<u>Existing</u>	_____
REAR YARD:	<u>Driveway</u>	<u>Access. Bldg</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 Helms

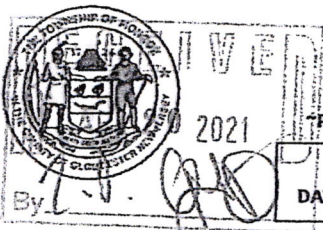
Zoning Officer Signature

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~

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

By: [Signature] 2021  
DATE APP COMPLETE 4/20/21 OFFICE USE ONLY: ZONE BG APP # 11920

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: 2121 Bluebell Rd. Block: 10401 Lot: 4 Qualifier:

### Property & Owner Information

Owner Name: Ty Hagg  
Owner Mailing Address: 2121 Bluebell Rd.  
Williamstown, NJ 08094

### Tenant/Contractor Information (if Applicable)

Contractor Name:  
Contractor Address:

Owner Phone #:

Contractor Phone #:

The property has (Circle One/Answer all):

Sewer or Septic

Business Tenant Name:

Pinelands: Yes or No

Wetlands: Yes or No

Tenant Address Outside of Location:

HOA: Yes 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 ☒ 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.

To demolish the first 80' of existing building and replace with a 40x60' Pole Barn. The eave height will be 14'. There will be 1 main door on the 40' side facing the street as well as a 12x12' overhead door on the same side. There will be a 10x10' overhead door on the 60' side facing south. It will have a gravel/dirt floor.

### 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: Ty Hagg Signature: [Signature] Date: 4-11-21

### OFFICE USE ONLY BELOW:

Fee Collected: <u>160</u>	Check #: <u>2685</u>	Cash:	MO#:	Received: <u>[Signature]</u> <u>4/20/21</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>26+ Variance</u>				
Permit Closure Document and Date:				

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





#21-37

515 Grove Street  
Suite 18  
Haddon Heights, NJ 08035  
T: 856-547-0505  
F: 856-547-9174

www.pennoni.com

MTSPX20001

May 26, 2021

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

RE: **Lot Grading Waiver Application, Dated 5/18/2021**  
**Applicant: Ty Hagy**  
**Lot 4, Block 10401**  
**2121 Bluebell Road**

Dear Tara:

Out office has reviewed the above referenced Lot Grading Waiver Application and sketch provided. The property is currently developed. The applicant proposes to demolish approximately 80' of an existing building and construct a 40' x 60' 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.

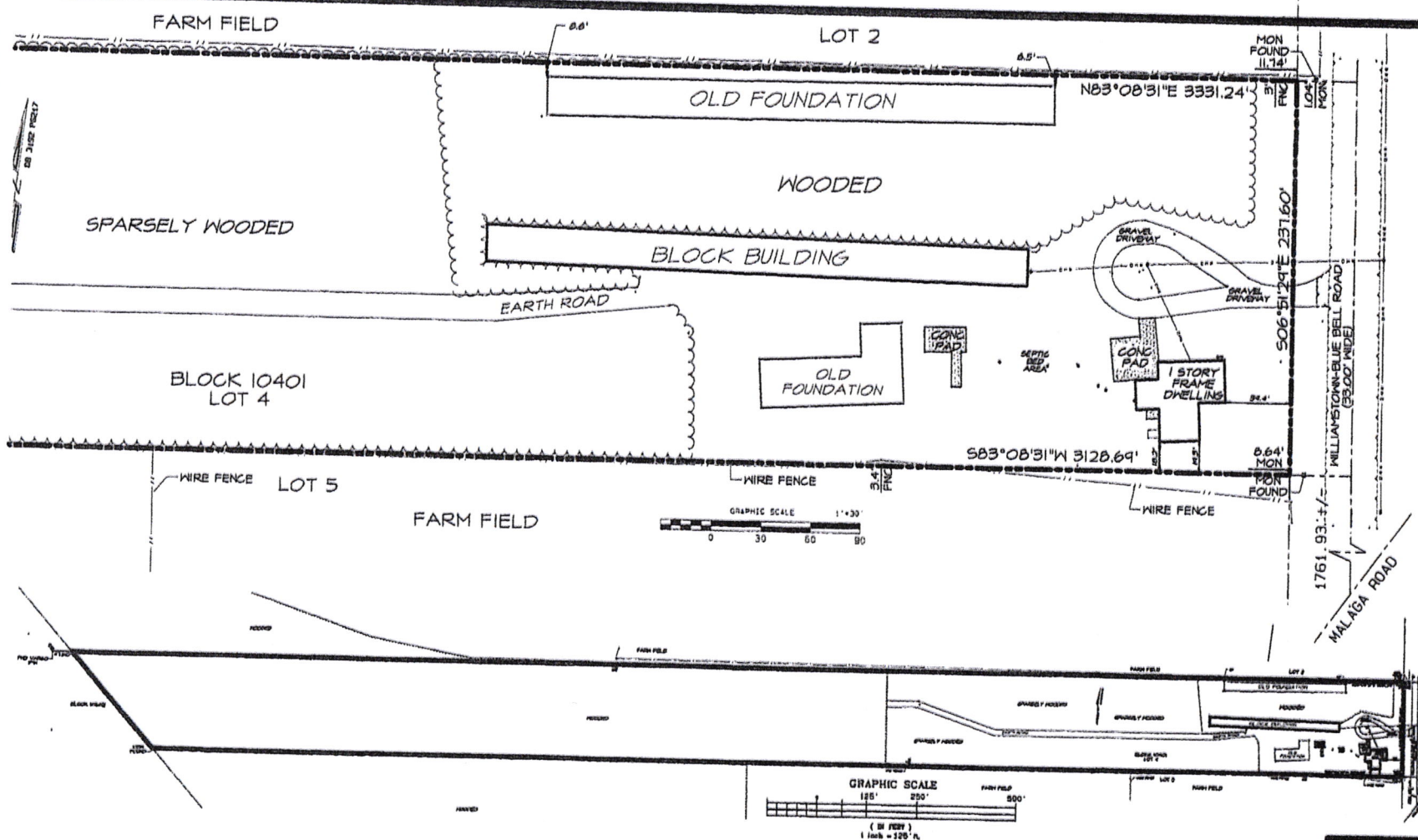
Joseph J. Raday, PE, CME  
Township Engineer

Christopher R. Kunder, EIT  
Staff Engineer

Cc: (via email only)

Bryan Glaze, Construction Code Official  
Jennifer Ballard  
Judith DelConte  
Ty Hagy (tyngen99@gmail.com)

U:\Accounts\MTSPX\MTSPX20001 - General Engineering\COMMUNICATION\SENT\Grading Waiver\Grading Waiver Approval 2121 Bluebell Road.docx



#### SURVEY NOTES:

1. THIS SURVEY IS FOR THE PURPOSE OF DETERMINING THE BOUNDARIES OF THE PREMISES AND THE LOCATION OF THE BUILDINGS AND OTHER STRUCTURES THEREON. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY OR THE LOCATION OF THE BUILDINGS AND OTHER STRUCTURES THEREON.
2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PREMISES AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORD THAT MIGHT AFFECT THE RESULTS OF THIS SURVEY.
3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PREMISES AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORD THAT MIGHT AFFECT THE RESULTS OF THIS SURVEY.
4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PREMISES AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORD THAT MIGHT AFFECT THE RESULTS OF THIS SURVEY.
5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PREMISES AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORD THAT MIGHT AFFECT THE RESULTS OF THIS SURVEY.

REFERENCE MADE TO:  
 1) PREVIOUS SURVEY OF PREMISES BY STEPHEN G. HOFFMAN DATED 10/30/2000  
 2) DEED DB VI-8257 PG 245-247 BLOCK 10401 LOT 5  
 3) DEED DB 3192 PG 217 BLOCK 10401 LOT 4  
 4) BEING LOT 4 BLOCK 10401 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE  
 5) CONTAINING 767.48 ± SQ FT +/- 17.62 ACRES +/-

SURVEY OF PREMISES  
 2121 WILLIAMSTOWN - BLUE BELL ROAD

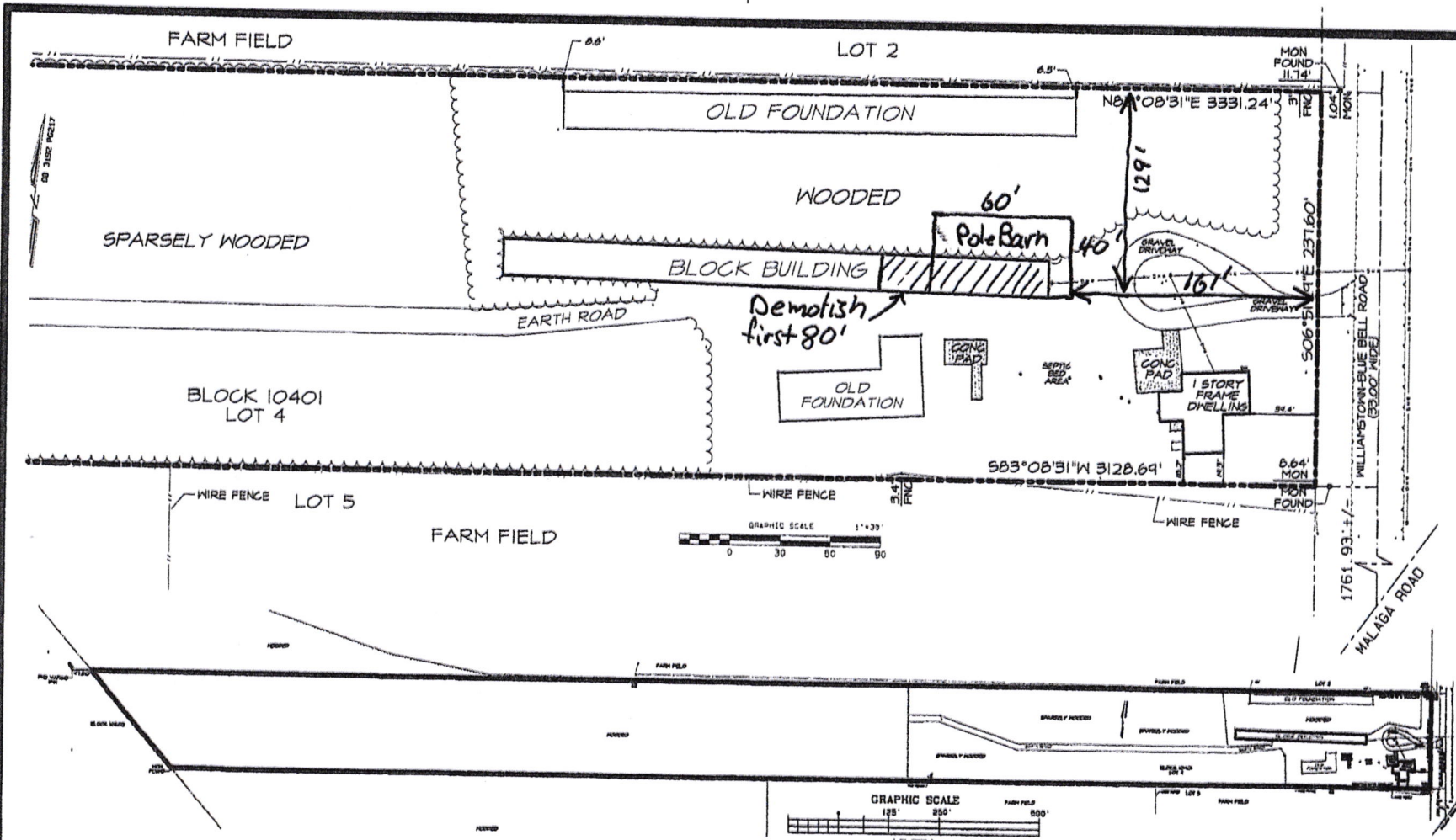
BLOCK 10401 LOT 4  
 TOWNSHIP OF MONROE  
 COUNTY OF GLOUCESTER  
 STATE OF NEW JERSEY

RMS LANDSURVEYING LLC  
 CERTIFICATE OF AUTHORIZATION # 246A28240800  
 545 JARVIS ROAD  
 ERIE, NEW JERSEY 08081  
 MOBILE 609-502-8023

RICHARD M. SAPIO  
 PROFESSIONAL LAND SURVEYOR #24053211000  
 www.rmslandsurveying.com

DATE: 11/14/20  
 SCALE: 1"=50'  
 DATE: 02/02/21  
 PROJECT: 21212000  
 SHEET: 1 OF 1





**SURVEY NOTES**

1. THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT ACCURATELY REPRESENTS THE ACTUAL CONDITIONS ON THE GROUND AT THE TIME OF THE SURVEY.
2. ALL MEASUREMENTS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT ACCURATELY REPRESENTS THE ACTUAL CONDITIONS ON THE GROUND AT THE TIME OF THE SURVEY.
3. ALL MEASUREMENTS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT ACCURATELY REPRESENTS THE ACTUAL CONDITIONS ON THE GROUND AT THE TIME OF THE SURVEY.
4. ALL MEASUREMENTS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT ACCURATELY REPRESENTS THE ACTUAL CONDITIONS ON THE GROUND AT THE TIME OF THE SURVEY.
5. ALL MEASUREMENTS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT ACCURATELY REPRESENTS THE ACTUAL CONDITIONS ON THE GROUND AT THE TIME OF THE SURVEY.
6. ALL MEASUREMENTS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT ACCURATELY REPRESENTS THE ACTUAL CONDITIONS ON THE GROUND AT THE TIME OF THE SURVEY.
7. ALL MEASUREMENTS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT ACCURATELY REPRESENTS THE ACTUAL CONDITIONS ON THE GROUND AT THE TIME OF THE SURVEY.
8. ALL MEASUREMENTS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT ACCURATELY REPRESENTS THE ACTUAL CONDITIONS ON THE GROUND AT THE TIME OF THE SURVEY.
9. ALL MEASUREMENTS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT ACCURATELY REPRESENTS THE ACTUAL CONDITIONS ON THE GROUND AT THE TIME OF THE SURVEY.
10. ALL MEASUREMENTS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT ACCURATELY REPRESENTS THE ACTUAL CONDITIONS ON THE GROUND AT THE TIME OF THE SURVEY.

- REFERENCE MADE TO:
- 1) PREVIOUS SURVEY OF PREMISES BY STEPHEN G HOFFMAN DATED 10/30/2000
  - 2) DEED DB V1-5257 PG 245-247 BLOCK 10401 LOT 5
  - 3) DEED DB 3192 PG 217 BLOCK 10401 LOT 4
  - 4) BEING LOT 4 BLOCK 10401 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE
  - 5) CONTAINING 767, 481 SQ FT +/- 17.62 ACRES +/-

<p><b>SURVEY OF PREMISES</b>          2121 WILLIAMSTOWN - BLUE BELL ROAD</p>	
<p><b>BLOCK 10401 LOT 4</b>          TOWNSHIP OF MONROE          COUNTY OF GLOUCESTER          STATE OF NEW JERSEY</p>	
<p><b>RMS LANDSURVEYING LLC</b>          CERTIFICATE OF AUTHORIZATION # 246A36240000          545 JARVIS ROAD          ERIE, NEW JERSEY 08081          MOBILE 609-502-8023</p>	
<p><b>RICHARD M. SAPIO</b>          PROFESSIONAL LAND SURVEYOR #24053211900          www.rmslandsurveying.com</p>	<p>DATE: 11/11/2021          SCALE: 1"=40'          SHEET: 1 OF 1</p>

June 10, 2021

Dawn M. Farrell, Administrative Clerk  
Township of Monroe  
125 Virginia Avenue, Suite 5A  
Williamstown, NJ 08094-1768

Use Variance (1st Review)  
Block 10401, Lot 4  
2121 Williamstown-Bluebell Road  
Zone: AG, Agricultural Production District  
Applicant: Ty Hagy  
Application #21-37  
Colliers Engineering & Design Project No. MMZ-0097

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 the front 80 feet of an existing masonry block accessory structure and construct a 40' x 60' (2,400 square foot), 16' high pole barn ,as a secondary accessory building, to store farm equipment and vehicles used on their single-family property. The new building proposes one (1) man door and one (1) 12'x12' overhead door on the 40' wide side and another 10'x10' overhead door on the 60' wide side, facing south. The proposed pole barn received a lot grading waiver subject to conditions including obtaining a variance from the Zoning Board of Adjustment as the structure is proposed to be larger than the single-family existing dwelling.

*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.*

### **1.2 Existing Conditions**

The parcel has a lot area of approximately 17.62± acres and has frontage along Williamstown-Bluebell Road approximately 1762± l.f. south of Malaga Road. The property contains a 1700± s.f. 1-story, frame, single-family dwelling with a gravel driveway, a long masonry block building, several old foundations and concrete pads as well as an earthen road to the wooded rear of the parcel. The property is zoned



AG, Agricultural Production District. The property is served by on-site water and sewer disposal.

### 1.3 Surrounding Land Uses

The area is rural in nature with wooded parcels, farmland and a few scattered dwellings surrounding the property in question.

## 2.0 Materials Reviewed

We have reviewed the referenced submission, encoded by the Zoning Board as #21-37, received May 28, 2021 via email, consisting of the following:

<i>Sheet</i>	<i>Title</i>	<i>Date</i>
---	Application	May 18, 2021
---	Color Site Photos (3)	---
---	Zoning Officer Referral Form to the Zoning Board	April 26, 2021
---	Zoning Permit Application	April 11, 2021
---	Approval of Lot Grading Waiver, Pennoni	May 26, 2021
1 of 1	Survey of Premises (reduced size)	March 14, 2021

The survey is prepared by Richard M. Sapio of RMS Land Surveying LLC.

## 3.0 Zoning Requirements

### 3.1 Use

1. In accordance with § 175-159B Attachment 2, pole barns are a permitted accessory use to those uses already permitted in the AG, Agricultural Production Zoning District. Single-family detached dwelling is also a permitted use.
2. In accordance with § 175-159E(4), all accessory buildings shall comply with the standards of § 175-89, Accessory buildings.
3. In accordance with § 175-11, an accessory building, structure or use must be subordinate in area, extent and purpose to a principal structure, building or use. The proposed building is significantly larger in size than the existing principal structure and as such does not meet the definition of an accessory structure or use. As proposed, a use variance is required.
4. In accordance with § 175-11(C), an accessory building is defined as a building, structure or use which contributes primarily to the comfort, convenience or

necessity of the occupants, business or industry of its principal structure, building or use served.

5. In accordance with § 175-89F, a maximum of two accessory buildings consisting of one shed and one garage is permitted except on qualified farmland. All farmland structures shall adhere to the setback requirements of this chapter. The plan does not conform to these requirements having one existing masonry block accessory structure remaining and one proposed pole barn or garage. As proposed, a variance for number of garages is required.
6. In accordance with § 175-89I, within a non-subdivision parcel with a minimum of three acres, an accessory building, i.e., pole barn, may be erected not to exceed 2,500 square feet and no more than 24 feet high from the finished first floor so long as said pole barn is not larger in square feet than the principal use/structure. Said pole barn must meet all setback requirements of the respective zone. The proposed pole barn conforms with these requirements, having an area of 2400 s.f. and a height of 16'. However, the structure is larger than the dwelling. Refer to 3.1.3 for use variance required.

### **3.2 Bulk Requirements – Accessory Building**

1. **Setbacks From All Property Lines:** The minimum required setback from all property lines is 20 feet. The plan conforms to this requirement.

## **4.0 Design and Performance Standards**

1. 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.
2. 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.
3. 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.
4. In accordance with § 175-89G(4), all living units are prohibited over or attached to garage except those attached to residential building. Testimony regarding intended compliance shall 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, site improvements and physical impacts of the variance need to be addressed and mitigated.

## 7.0 General Comments / Recommendations

1. The applicant must demonstrate sufficient "special reasons" why the proposed variance 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 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. The plan does not reference any driveway or improvement areas leading to the proposed structure. The applicant should provide testimony regarding the intended access to the proposed accessory building.

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











