

**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. 21-38

Applicant: William Quash Owner: \_\_\_\_\_  
(If different than applicant)

Address: 800 Dartmoor Ave Address: \_\_\_\_\_  
Williamstown, NJ 08094

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

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

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

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

Property Address: 800 Dartmoor Ave. Williamstown, NJ 08094

Plate: \_\_\_\_\_ Block: 25.0103 Lot: 18 Zoning Classification: R2

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: Saddlebrook Farms

Location: 800 Dartmoor Ave

Nearest Cross-Street: Saddlebrook Dr. Lot size: 0.35 AC / 15050 SF

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

If use variance is requested for accessory structure, what is the square footage of existing home? 1778 SF

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: Residence Present improvements upon land: Home, Deck, Shed, Court

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: I'm seeking a variance to 1) allow my 12'x8' shed to remain 1' +/- from the side property line and 2) allow lot coverage of 33.7% to accommodate the family pool.

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:

Our shed has been in place for 16+ years and was installed by a professional service in Williams town. A pool will bring joy and happiness to our family and friends. Aquatic therapy for wife's health.

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:

N/A

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 18th day of May 2021

Ninette M. Orbachewski  
(Notary Public)

William Quash  
(Signature of Applicant)

BOARD USE ONLY Date application received: 5/18/21 Deemed Complete: \_\_\_\_\_

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

Public hearing date: 6/15/21 By: \_\_\_\_\_

**REFERRAL FORM TO THE LAND USE BOARDS**

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

Zoning Board: 6

**APPLICATION DETAILS**

Date: 5/11/2001

Name of Applicant: Bill Quash

Address of Applicant: 800 Dartmoor Dr.

Block: 25-0103 Lot(s): 18

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:**

<b>VARIANCES:</b>	<b>REQUIREMENTS:</b>	<b>PROPOSED:</b>	<b>NEED:</b>
USE:			
SIDE YARD:	<u>Shed 5</u>	<u>1' +/-</u>	
REAR YARD:			
FRONT YARD:			
BULK:			
LOT AREA:			
LOT WIDTH:			
LOT COVERAGE:	<u>30</u>	<u>33.7%</u>	
ENCROACHMENT INTO BUFFER			

**WAIVERS:**

SIDEWALK WAIVER \_\_\_\_\_

SITE PLAN WAIVER \_\_\_\_\_

**SITE PLAN:**

MINOR SITE PLAN \_\_\_\_\_

MAJOR SITE PLAN \_\_\_\_\_

**SUBDIVISION**

MINOR SUBDIVISION \_\_\_\_\_

MAJOR SUBDIVISION \_\_\_\_\_

COMMENTS: \_\_\_\_\_

Lana Nelms

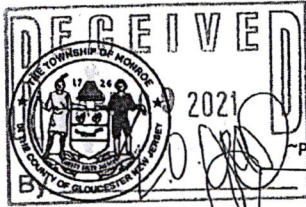
Zoning Officer Signature

5/11/2001

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 4/9/21 OFFICE USE ONLY ZONE R2 APP # 11884

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)

<b>Work Site Information:</b>	
Work Site Address: <u>800 Dartmoor Ave</u>	Block: <u>25.0103</u> Lot: <u>18</u> Qualifier:
<b>Property &amp; Owner Information</b>	
Owner Name: <u>Bill Quash</u>	Tenant/Contractor Information (if Applicable)
Owner Mailing Address: <u>800 Dartmoor Ave</u>	Contractor Name: <u>Del Val Pools &amp; Spas</u>
<u>Williamstown, NJ 08094</u>	Contractor Address: <u>4431 Rt 42</u>
Owner Phone #:	<u>Turnersville, NJ 08012</u>
Contractor Phone #: <u>856-629-2999</u>	
The property has (Circle One/Answer all): <u>Sewer</u> or Septic	
Pinelands: Yes or <u>(No)</u>	Wetlands: Yes or <u>(No)</u>
HOA: Yes or <u>(No)</u>	Easement: Yes or <u>(No)</u>
Variance Approval: Yes or <u>(No)</u> If yes, Resolution #	Tenant Address Outside of Location:
	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 X No

Email address where any questions, status change and approval or denial can be sent ingrounds@delvalpools.net

**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.

installing inground pool, 575 sq ft gunite freeform

3' Concrete around pool  
existing vinyl fence around property

### 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: William Quash Signature: William Quash Date: 8/12/2020

### OFFICE USE ONLY BELOW:

<b>PAYMENT INFORMATION:</b>		
Fee Collected: <u>450</u>	Check #: <u>308</u>	Cash: MO#: Received: <u>4/9/21</u>
<b>ENGINEERING &amp; INSPECTION INFORMATION ONLY</b>		
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:		

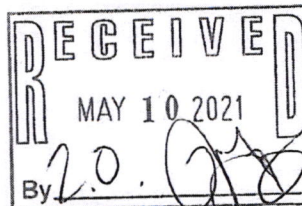
APPROVED BY ZONING OFFICER: \_\_\_\_\_ Date \_\_\_\_\_



MTSPX21106

May 6, 2021

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



RE: **Pool Lot Grading Application**  
**800 Dartmoor Avenue**  
**Lot 18, Block 25.0103**  
**Applicant: William Quash**  
**Review #2**

Dear Tara,

We are in receipt of a Pool (Only) Lot Grading Application along with a Pool Grading Plan prepared by James Maccariella Jr., PE, dated 3/29/2021, last revised 4/27/21 for the above referenced property.

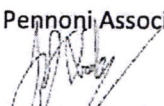
The applicant has addressed the comments contained in our April 22, 2021 review letter.


Upon review we find the proposed pool grading plan and application to be in general conformance to the requirements in Ordinance Code Chapter 175-117.1 and is therefore approved for pool grading.

Please feel free to contact us with any questions.

Respectfully submitted,

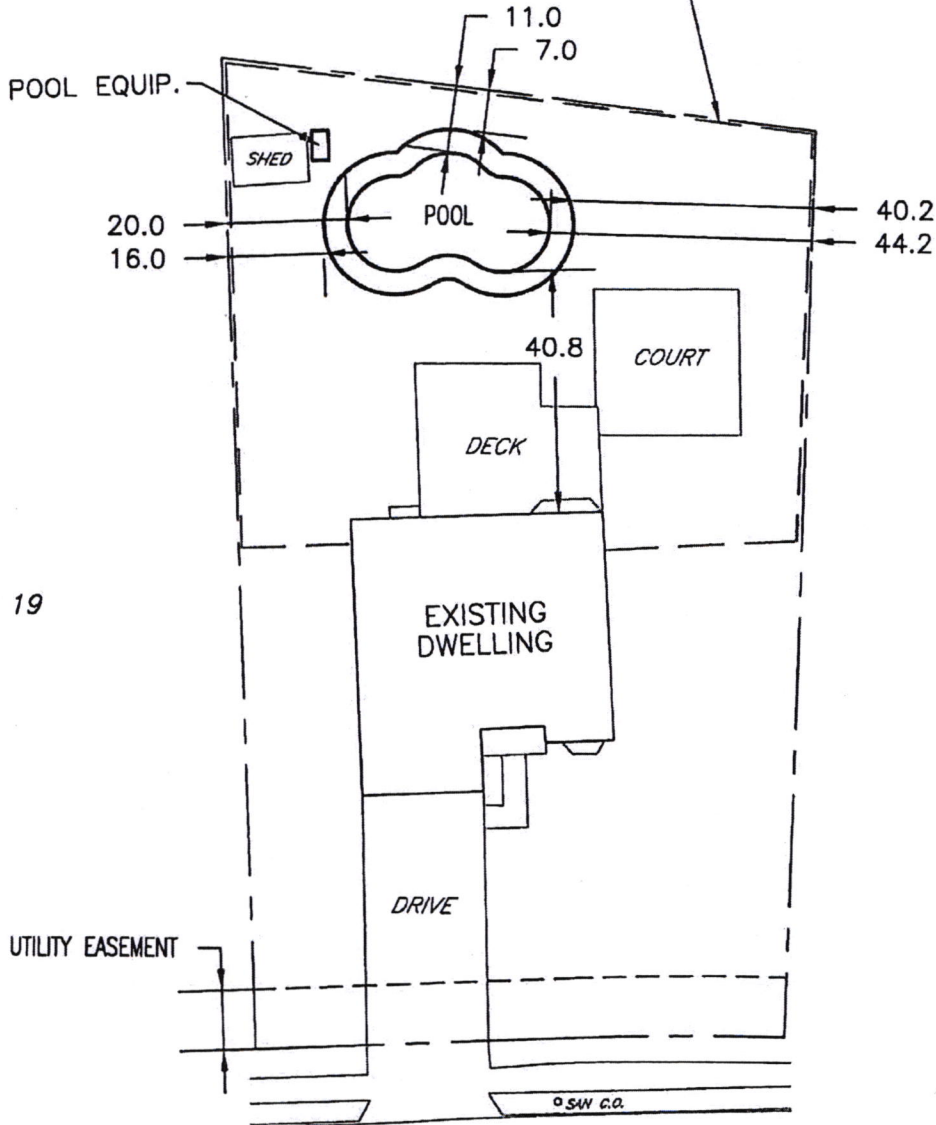
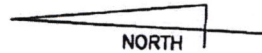
Pennoni Associates, Inc

  
Joseph J. Raday, P.E., C.M.E.  
Township Engineer

  
Christopher R. Kunder, EIT  
Staff Engineer

Cc: Bryan Glaze, Construction Code Official, w/encl;  
Jennifer Ballard, via email only;  
Judi DelConte, via email only;  
James Maccariella, PE (macc5@comcast.net)  
Del Val Pools ([ingrounds@delvalpools.net](mailto:ingrounds@delvalpools.net))

EXIST. FENCE TO MEET  
ALL POOL CODES



**EXISTING LOT COVERAGE**

BUILDING	1778 SF
DRIVE & WALK	971 SF
DECK	703 SF
SHED	103 SF
COURT	600 SF

TOTAL 4155 SF  
PERCENTAGE 27.6%

**PROPOSED LOT COVERAGE**

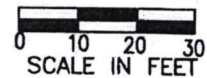
BUILDING	1778 SF
DRIVE & WALK	971 SF
DECK	703 SF
SHED	103 SF
COURT	600 SF
POOL & CONC.	913 SF

TOTAL 5068 SF  
PERCENTAGE 33.7%

LOT SIZE 0.35 AC  
15050 SF

**DARTMOOR AVENUE**

860/3  
575  
338



LOT 18, BLOCK 25.0103

MONROE TOWNSHIP

GLOUCESTER COUNTY, NEW JERSEY

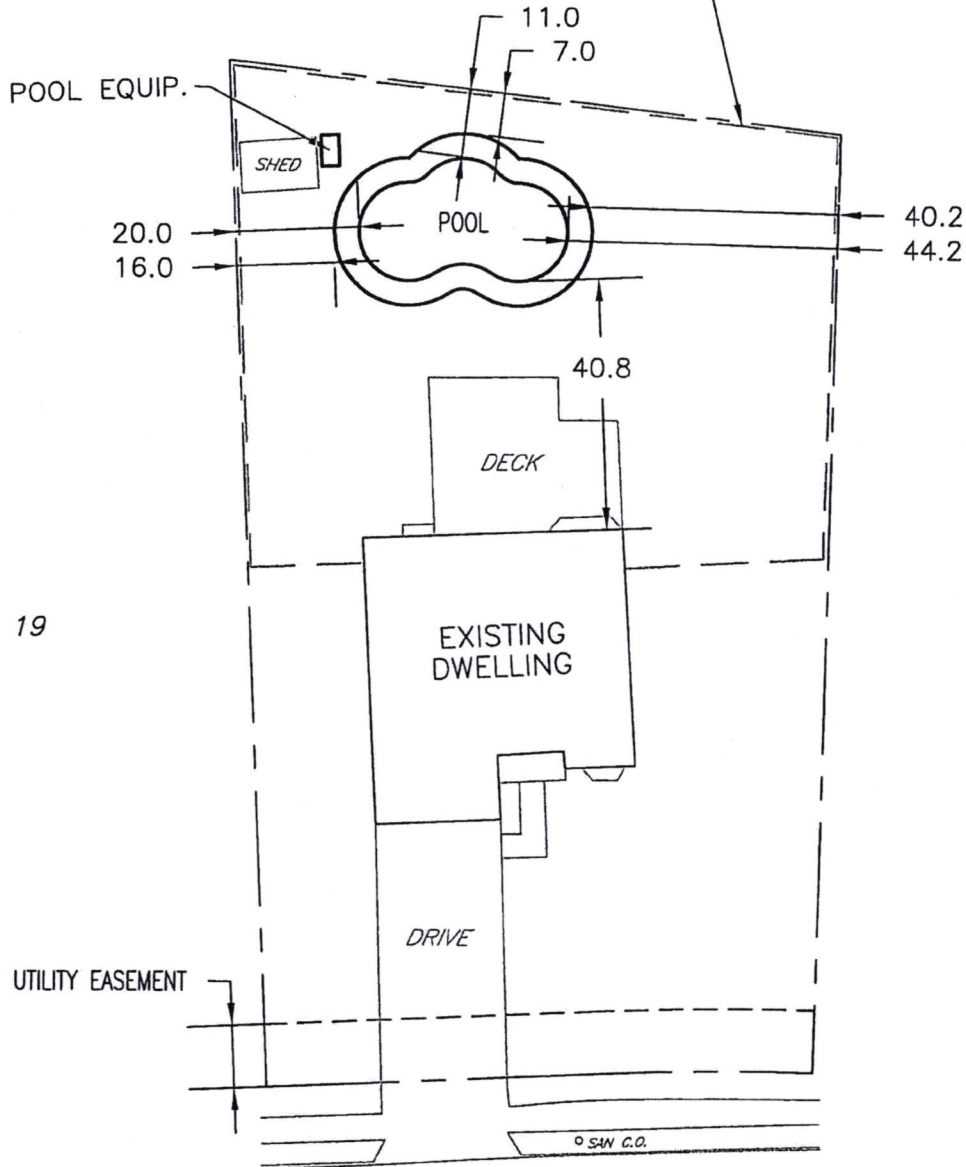
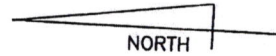
DATE: 3/29/21

SCALE: 1"=30'

REV. 4/27/21



EXIST. FENCE TO MEET  
ALL POOL CODES



EXISTING LOT COVERAGE

BUILDING	1778 SF
DRIVE & WALK	971 SF
DECK	703 SF
SHED	103 SF

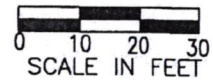
TOTAL	3555 SF
PERCENTAGE	23.6%

PROPOSED LOT COVERAGE

BUILDING	1778 SF
DRIVE & WALK	971 SF
DECK	703 SF
SHED	103 SF
POOL & CONC.	913 SF

TOTAL	4468 SF
PERCENTAGE	29.7%

LOT SIZE	0.35 AC
	15050 SF



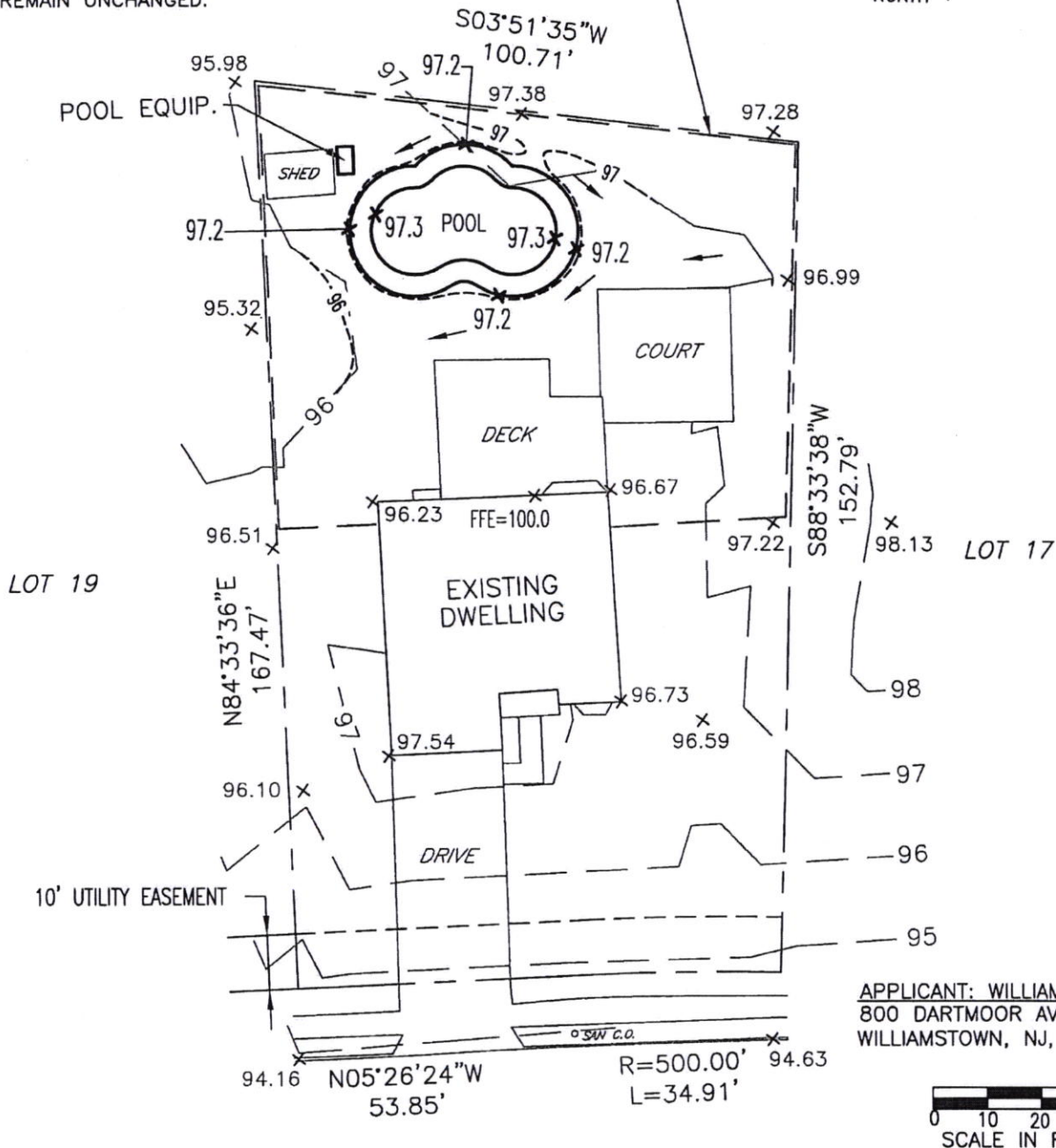
*DARTMOOR AVENUE*

LOT 18, BLOCK 25.0103  
MONROE TOWNSHIP  
GLOUCESTER COUNTY, NEW JERSEY  
DATE: 3/29/21 SCALE: 1"=30'

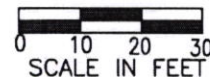
ALL UNDERGROUND FACILITIES TO BE IDENTIFIED  
AND LOCATED PRIOR TO CONSTRUCTION.

GRADE AT BUILDING CORNERS  
TO REMAIN UNCHANGED.

EXIST. FENCE TO MEET  
ALL POOL CODES



APPLICANT: WILLIAM QUASH  
800 DARTMOOR AVENUE  
WILLIAMSTOWN, NJ, 08094



F.F. EL.=100.0  
(ASSUMED DATUM)  
(BENCH MARK)

— = DEFINED SWALE

NOTE:  
SURVEY INFORMATION OBTAINED FROM  
"PLAN OF SURVEY BLOCK 25.0103, LOT 18  
MONROE TOWNSHIP, GLOUCESTER COUNTY, N.J."  
AS PREPARED BY MARGARET KULIK ON 11/13/02.  
EXISTING TOPOGRAPHY BY DAREN LEEPER, P.L.S. ON  
3/25/21.

THE CONTRACTOR IS RESPONSIBLE FOR  
VERIFYING THAT THE FINAL CONSTRUCTED CONDITIONS  
CONFORM TO THE INDICATED PROPOSED GRADING.

DARTMOOR AVENUE

POOL GRADING PLAN

LOT 18, BLOCK 25.0103

MONROE TOWNSHIP

GLOUCESTER COUNTY, NEW JERSEY

DATE: 3/29/21

SCALE: 1"=30'

*James E. Maccariella Jr.*  
N.J. PROFESSIONAL ENGINEER LICENSE NO. 39928  
JAMES E. MACCARIELLA JR.  
38 COUNTRY SQUIRE LANE  
MARLTON, NJ 08053 609-560-1845

REV. 4/27/21











