

**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. 21-39

Applicant: Andrew Dobbins
Alyssa Dobbins Owner: _____
(If different than applicant)

Address: 292 Spring Beauty Dr Address: _____
Williamstown, NJ 08094

Telephone No. _____ Telephone No. _____

Fax No. _____ E-Mail Address: _____

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

Address: _____

Property Address: 292 Spring Beauty Dr. Williamstown, NJ 08094

Plate: _____ Block: 37.0203 Lot: 8 Zoning Classification: RG-PR

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 X Percentage of Lot Coverage

2. Brief description of real estate affected: Development Name: Monroe Pointe

Location: Williamstown

Nearest Cross-Street: Winslow Rd Lot size: 10,012 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? 2,700 sq/ft

Is this in a Pinelands area? yes 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: SFD

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: In ground concrete swimming pool, 16' x 34'
to 6' deep with 1,000 square feet of patio and a
8x12 wooden shed. Proposed 2 feet from the property lines.

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:

with the size of our lot, it is impossible to have
a pool without the variance. We are allowed 30% impervious
surface and our existing home and driveway have us already at 24%.

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 19th day of May 20 21

[Signature]
(Notary Public)

[Signature]
(Signature of Applicant)

BOARD USE ONLY Date application received: 5-19-2021 Deemed Complete: _____

NINETTE M ORBACZEWSKI
NOTARY PUBLIC, STATE OF NEW JERSEY

104/02/11 COMMISSION EXPIRES Public hearing date: 6-15-2021 By: _____

OCTOBER 05, 2024

REFERRAL FORM TO THE LAND USE BOARDS

Planning Board: _____

Zoning Board: X

APPLICATION DETAILS

Date: 4/23/2021

Name of Applicant: Andrew & Alyssa Debbins

Address of Applicant: 272 Spring Beauty Dr.

Block: 37.0203 Lot(s): 8

Zone: R6PK 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:	_____	_____	_____
SIDE YARD:	_____	_____	_____
REAR YARD:	_____	_____	_____
FRONT YARD:	_____	_____	_____
BULK:	_____	_____	_____
LOT AREA:	_____	_____	_____
LOT WIDTH:	_____	_____	_____
LOT COVERAGE:	<u>30%</u>	<u>42.7%</u>	<u>Bulk Variance</u>
ENCROACHMENT INTO BUFFER	_____	_____	_____

WAIVERS:

SIDEWALK WAIVER _____

SITE PLAN WAIVER _____

SITE PLAN:

MINOR SITE PLAN _____

MAJOR SITE PLAN _____

SUBDIVISION

MINOR SUBDIVISION _____

MAJOR SUBDIVISION _____

COMMENTS: _____

Lara Nelson
Zoning Officer Signature

4/23/2021
Date

CC: Applicant, Land Use Board Secretary, file



RECEIVED
20 2021
By: [Signature]
DATE APP COMPLETE 4/20/21

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
(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:		BEAUTY DRIVE 37.0203	
Work Site Address: 292 SPRING		Block: 37.023	Lot: 8 Qualifier:
Property & Owner Information		Tenant/Contractor Information (if Applicable)	
Owner Name: ANDREW & ALYSSA DOBBINS		Contractor Name: BLUE HAVEN POOLS BY CALVITI	
Owner Mailing Address: 292 SPRING BEAUTY DRIVE WILLIAMSTOWN, NJ 08094		Contractor Address: 2273 N. PENN RD. HATFIELD, PA 19440	
Owner Phone #:		Contractor Phone #: 215-996-0660	
The property has (Circle One/Answer all): <input checked="" type="radio"/> Sewer or <input checked="" type="radio"/> Septic		Business Tenant Name:	
Pinelands: Yes or <input checked="" type="radio"/> No	Wetlands: Yes or <input checked="" type="radio"/> No	Tenant Address Outside of Location:	
HOA: <input checked="" type="radio"/> Yes or <input checked="" type="radio"/> No	Easement: Yes or <input checked="" type="radio"/> No	N/A	
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 YES No

Email address where any questions, status change and approval or denial can be sent JJONES@BLUEHAVENPOOLSNE.COM

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.

IN-GROUND CONCRETE SWIMMING POOL, 16' X 34', 3' TO 6' DEEP, (RESIDENTIAL USE)
1,000 S.F. OF DECKING BY OWNER
FENCE BY OWNER PER TWP. CODE

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.

ATTACHED

Property Owner ONLY - Print: SEE L.P.O.A. Signature: [Signature] Date: 4-14-21

OFFICE USE ONLY BELOW:

Fee Collected: <u>150</u>		Check # <u>00517</u>		PAYMENT INFORMATION:	
Cash:		MO#:		Received: <u>[Signature]</u> 4/20/21	
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: _____



CALVITTI POOLS & SPAS, INC D/B/A BLUE HAVEN POOLS & SPAS

2273 NORTH PENN ROAD • HATFIELD, PA 19440 • PHONE 1-800-219-2141 • (215) 996-0660 • FAX (215) 997-5505

**LIMITED POWER OF ATTORNEY TO OBTAIN A BUILDING PERMIT
FOR CONSTRUCTION OF HOMEOWNER POOL**

Homeowner: Andrew + Alyssa Dobbins
Address: 292 Spring Beauty Drive Monroe Township NJ 08094
Date of Pool Contract: 12/29/2020

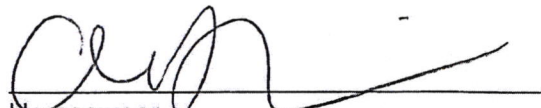
Pursuant to the Swimming Pool Contract signed the above date Homeowner is solely responsible for obtaining a Building Permit ("Permit") for construction of their pool. In order to expedite the process of obtaining the Building Permit Homeowner appoints Blue Haven Pools & Spas to act as the Agent (called an attorney in fact) to do each and every act which the Homeowner could do personally when obtaining a Building Permit for the construction of their pool.

HOMEOWNER DIRECTS BLUE HAVEN POOLS & SPAS TO APPLY FOR THE BUILDING PERMIT FOR THE CONSTRUCTION OF THE POOL IN THE NAME OF AND ON BEHALF OF THE HOMEOWNER.

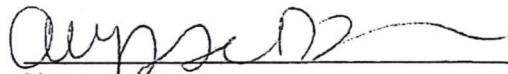
This Power of Attorney shall not impose any liability on Blue Haven Pools & Spas incurred in the Building Permit process. Blue Haven Pools & Spas shall be acting solely as the Agent for Homeowner in this process and all permits and notices shall reflect that the permit is being obtained solely by the Homeowner. The terms of the Swimming Pool Contract and the Indemnification paragraph contained in the contract applies to any claims brought against Blue Haven Pools as a result of actions taken pursuant to this Power of Attorney.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seal the date herein noted below.

Date: 12/29/2020


Homeowner

Date: 12/29/2020


Homeowner

HIC Nos.: PA 014585, DEL 1999204924, NJ 13VH04278700, CT 0649815
NEW YORK - WESTCHESTER COUNTY 28198-H15, ROCKLAND COUNTY H-12463-26-00-00, PUTNAM COUNTY - 5617

1000

REFERENCE:

BEING KNOWN AS LOT 8, BLOCK 37.0203, ON A PLANS ENTITLED "PLAN OF LOTS FOR SPRING RIDGE, PLATE 37, BLOCK 3704, LOTS 2, 3 & 7, TOWNSHIP OF MONROE, GLOUCESTER COUNTY, NEW JERSEY, DATED 02-10-2005 LAST REVISED 04-06-2006, PREPARED BY CIVALIER ENGINEERING & SURVEYING, INC., FILED ON 01-09-19 AS PLAN #4594.

MONROE POINTE (SPRING RIDGE)

ELEVATIONS ARE IN FEET AND REFER TO NGVD 1929.
BENCHMARK - DRILL HOLE W/ WINGS SET IN CURB RADIUS CONNECTING CHRISTINA LANE AND WINSLOW ROAD. ELEVATION = 135.14.

SURVEY INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY JAMES SASSANO ASSOCIATES, INC., DATED 04/10/2020

IMPERVIOUS COVERAGE

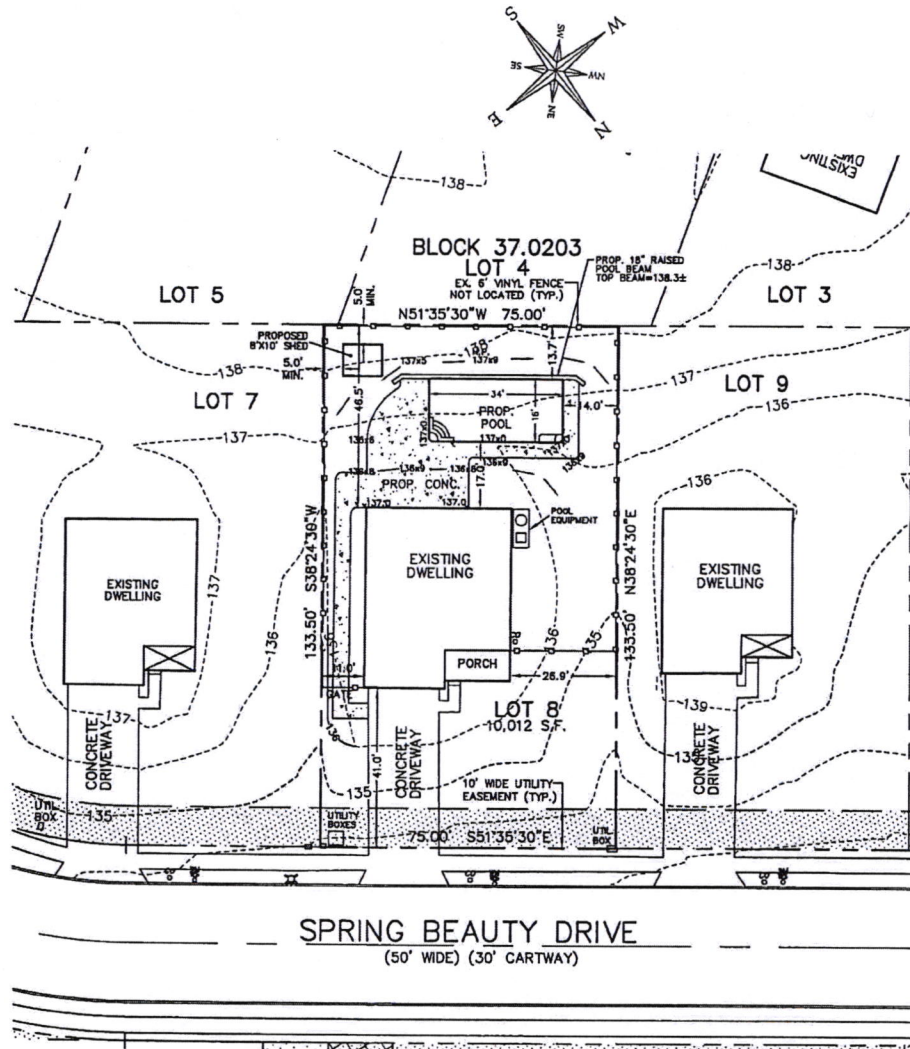
EXISTING 2437SF/24.3%
PROPOSED 1838SF/18.4%
TOTAL 7275SF/42.7%

SETBACKS TO POOL WATER

MIN. REAR YARD 10'
MIN. SIDE YARD 10'

GENERAL NOTES:

1. THIS PLAN REPRESENTS PROPOSED BUILDING AND SETBACK DIMENSIONS AND IS NOT BASED ON A FIELD SURVEY.
2. ALL ELEVATIONS AND IMPROVEMENTS AS SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND CLIENT MUST BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
4. ELEVATIONS ARE IN FEET AND REFER TO NGVD 1929.
5. HORIZONTAL DATUM REFERS TO THE FINAL PLANS PREPARED BY CIVALIER ENGINEERING & SURVEYING, INC.
6. PER THE APPROVED SUBDIVISION PLANS, THERE ARE NO WETLANDS, WETLANDS BUFFERS OR FLOOD PLAINS ON THIS LOT.
7. THIS PLAN DOES NOT GUARANTEE A PROPER DIRT BALANCE. IMPORT OR EXPORT OF MATERIAL MAY BE NECESSARY.
8. EXISTING FENCE LOCATION WAS NOT SURVEYED.
9. POOL CONTRACTOR MUST REVIEW THE PROPOSED GRADING ON THIS PLAN TO CONFIRM THEY CAN INSTALL THE POOL AT THE ELEVATION SHOWN AND ACHIEVE PROPER GRADING ON THE PROPOSED CONCRETE AWAY FROM THE POOL, DWELLING AND ADJOINING PROPERTIES. JAMES SASSANO ASSOCIATES, INC. MUST BE NOTIFIED IN WRITING OF ANY CONCERNS OR ISSUES WITH POOL ELEVATION. POOL CONTRACTOR IS RESPONSIBLE FOR DETERMINING SEASONAL HIGH WATER TABLE AND SOILS CONDITIONS FOR PROPER POOL INSTALLATION.



SPRING BEAUTY DRIVE

(50' WIDE) (30' CARTWAY)

JSA PROJECT #3763

POOL PERMIT PLAN

292 SPRING BEAUTY DRIVE
LOT 8, BLOCK 37.0203
MONROE TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY

SCALE: 1"=30'

DRAWN BY: LD

REVISIONS:

DATE: 04/08/2021

APPROVED: RJC

JAMES SASSANO ASSOCIATES, INC.

ENGINEERING - SURVEYING - CONSTRUCTION LAYOUT
41 SOUTH ROUTE 73
BUILDING 1, SUITE 201
HAMMONTON, NJ 08037
PHONE: (609) 704-1155 FAX: (609) 704-1166
CERTIFICATE OF AUTHORIZATION NO. 24GA28017600

Richard J. Clemson
RICHARD J. CLEMSON, P.E.
PROFESSIONAL ENGINEER NJ LIC. NO. 24GE03911200

James A. Sassano
JAMES A. SASSANO
PROFESSIONAL LAND SURVEYOR NJ LIC. NO. 35401

REFERENCE:

BEING KNOWN AS LOT 8, BLOCK 37.0203, ON A PLANS ENTITLED "PLAN OF LOTS FOR SPRING RIDGE, PLATE 37, BLOCK 3704, LOTS 2, 3 & 7, TOWNSHIP OF MONROE, GLOUCESTER COUNTY, NEW JERSEY, DATED 02-10-2005 LAST REVISED 04-06-2006, PREPARED BY CIVALIER ENGINEERING & SURVEYING, INC., FILED ON 01-09-19 AS PLAN #4594.

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BENCHMARK - DRILL HOLE W/ WINGS SET IN CURB RADIUS CONNECTING CHRISTINA LANE AND WINSLOW ROAD. ELEVATION = 135.14.

SURVEY INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY JAMES SASSANO ASSOCIATES, INC., DATED 06/26/2020

BUILDING SETBACKS

MIN. FRONT YARD 40'
MIN. REAR YARD 25'
MIN. SIDE YARD 10'

ISSUED TO:

ANDREW M. DOBBINS and ALYSSA B. DOBBINS

STEWART TITLE GUARANTY COMPANY
LEGACY TITLE AGENCY, LLC #LT-11033

QUICKEN LOANS, LLC ISAOA

GENERAL NOTES:

THIS SURVEY WAS PERFORMED TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEFS OF THE PROPERTY IN QUESTION, AND IN MY PROFESSIONAL OPINION, IS REPRESENTATIVE OF THE EXISTING CONDITIONS AS OF 06/26/2020 (EXCEPT ANY EASEMENTS RECORDED AND/OR UNRECORDED WHICH MAY NOT BE VISIBLE ON THE SURFACE OF THE LAND.) ONLY COPIES FROM THE ORIGINAL OF THIS PLAN BEARING THE PROFESSIONAL LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES.

SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS PLAN SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF JAMES SASSANO ASSOCIATES AND THE PROFESSIONAL(S) WHO ENDORSED THIS PLAN

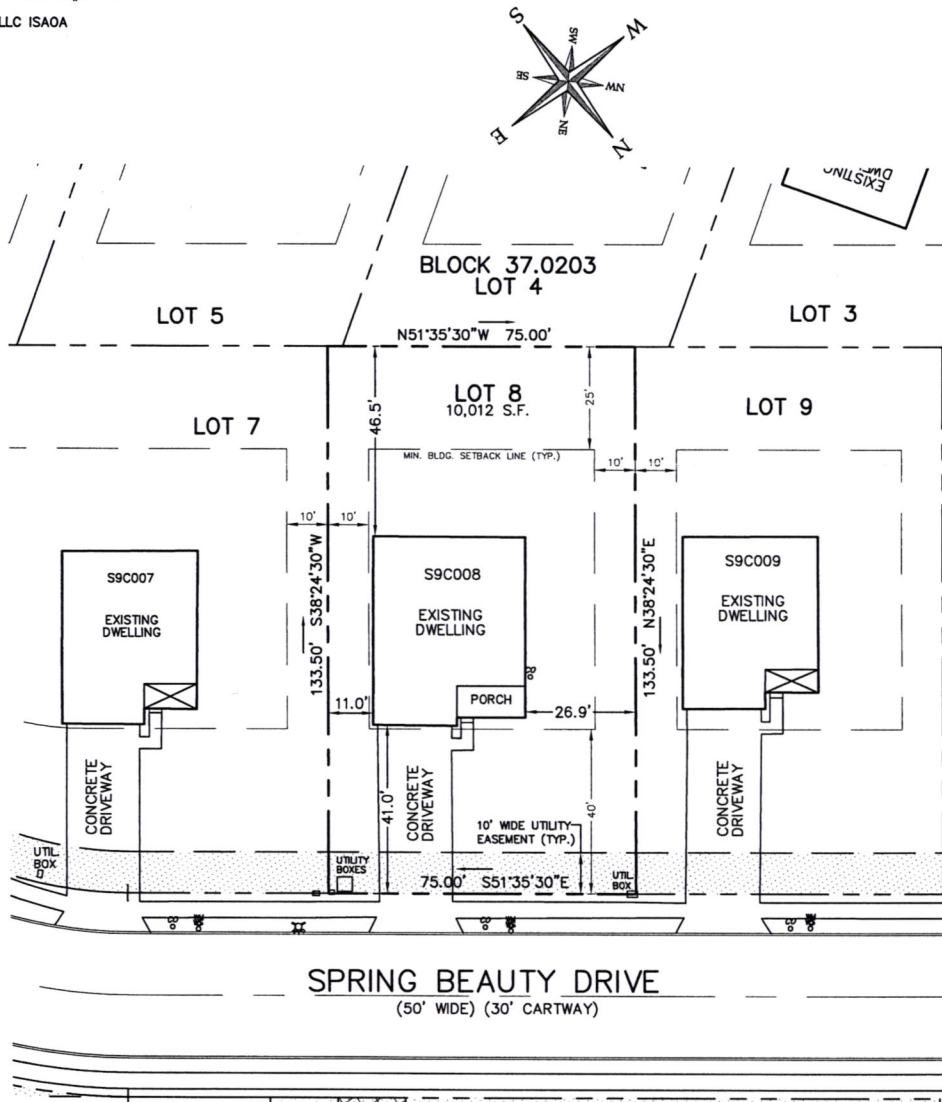
IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE.

I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON RECEIPT OF A COMPLETE TITLE REPORT.

SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND/OR COVENANTS OF RECORD EITHER WRITTEN OR IMPLIED THAT MAY NOT APPEAR ON THIS SURVEY. JSA WILL NOT BE LIABLE FOR ANY SUCH RESTRICTIONS, EASEMENTS AND/OR COVENANTS.

ENVIRONMENTAL CONDITIONS WERE NOT INVESTIGATED OR CONSIDERED AS PART OF THIS PLAN. JAMES SASSANO ASSOCIATES MAKES NO REPRESENTATION AS TO THE PRESENCE OR ABSENCE OF ANY ENVIRONMENTAL CONDITIONS ABOVE OR BELOW THE LAND, INCLUDING BUT NOT LIMITED TO CONTAMINATION OR WETLANDS, THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d).



RYAN # S9C008
JSA PROJECT #3565

FINAL SURVEY

292 SPRING BEAUTY DRIVE
LOT 8, BLOCK 37.0203
MONROE TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY

JAMES SASSANO ASSOCIATES, INC.

ENGINEERING - SURVEYING - CONSTRUCTION LAYOUT
41 SOUTH ROUTE 73
BUILDING 1, SUITE 201
HAMMONTON, NJ 08037
PHONE: (609) 704-1155 FAX: (609) 704-1166
CERTIFICATE OF AUTHORIZATION NO. 24GA28017600

SCALE:
1"=30'

DRAWN BY:
LD

REVISIONS:
07/01/20 FOR SETTLEMENT

DATE:
06/29/2020

APPROVED:
JAS

JAMES A. SASSANO
PROFESSIONAL LAND SURVEYOR NJ LIC. NO. 35401

Spring Beauty Dr

