

**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. 21-40

Applicant: Eugene Taylor Owner: \_\_\_\_\_  
(If different than applicant)

Address: 212 Fawn Meadow Dr. Address: \_\_\_\_\_  
Mt. Royal NJ 08061

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

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

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

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

Property Address: 2276 Winslow Rd Williamstown NJ 08094

Plate: \_\_\_\_\_ Block: 4902 Lot: 2 Zoning Classification: FD-10

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: 2276 Winslow Road

Nearest Cross-Street: Huber Ave. Lot size: 5.67 acres

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

If use variance is requested for accessory structure, what is the square footage of existing home? 1400 sq. 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: Residential Present improvements upon land: SED

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: erect a 4000 sq. ft. utility building  
with a lean-to 60' x 25' building height 24'

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:

To store property maintenance equipment and  
storage in general to keep the property neat  
and clean

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.

Sworn to and subscribed before me

This 20 day of May 2021

Joanna M Martelli  
(Notary Public)

JOANNA M. MARTELLI  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 88161616  
My Commission Expires 02/17/2026

Eugen Fylo  
(Signature of Applicant)

BOARD USE ONLY Date application received: 5-20-2021 Deemed Complete: \_\_\_\_\_

[04/02/19]

Public hearing date: 6/15/2021 By: Eugen Fylo

**REFERRAL FORM TO THE LAND USE BOARDS**

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

Zoning Board: X

**APPLICATION DETAILS**

Date: 5/21/2021

Name of Applicant: Eugene Taylor

Address of Applicant: 2276 Winslow Rd

Block: 4902 Lot(s): 2

Zone: FD10 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:**

<b>VARIANCES:</b>	<b>REQUIREMENTS:</b>	<b>PROPOSED:</b>	<b>NEED:</b>
USE:	<u>Access Bldg No</u> <u>Larger than SFD</u>	<u>Larger</u> <u>than SFD</u>	<u>Use Variance</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 \_\_\_\_\_

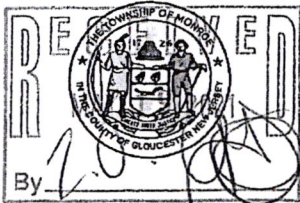
COMMENTS: Shipping Containers on site must be  
Removed upon completion if approved.

Jara Nilms  
Zoning Officer Signature

5/21/2021  
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:	APP #
5/20/21	ZONE 1	12074

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>2076 Winslow Rd</u> Block: <u>4902</u> Lot: <u>1-2</u> Qualifier:	
<b>Property &amp; Owner Information</b>	
Owner Name: <u>Eugene Taylor</u>	<b>Tenant/Contractor Information (if Applicable)</b>
Owner Mailing Address: <u>219 Fawn Meadow Dr</u>	Contractor Name:
<u>Mt. Royal NJ 08061</u>	Contractor Address:
Owner Phone #:	Contractor Phone #:
The property has (Circle One/Answer all): Sewer or <u>Septic</u>	
Pinelands: Yes or No	Wetlands: Yes or No
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: U

**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.

erect a 4000 sq. ft. utility building to be 24 ft high  
(60x80)  
with a lean-to 60x25' Inside floor will be concrete  
for storage. Farming equipment, and Personal use  
4000 sq ft

### 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: Eugene Taylor Signature: Eugene Taylor Date: 5-20-21

### OFFICE USE ONLY BELOW:

Fee Collected: <u>450</u>	Check #:	<b>PAYMENT INFORMATION:</b>	
		Cash: <input checked="" type="checkbox"/>	MO#: Received: <u>5/20/21</u>
<b>ENGINEERING &amp; INSPECTION</b>		<b>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: \_\_\_\_\_



MTSPX20001

May 27, 2021

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

RE: **Lot Grading Waiver Application, Dated 5/24/2021**  
**Applicant: Eugene Taylor**  
**Lot 2, Block 4902**  
**2276 Winslow Road**

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 construct at 60' x 25' utility building on the 5.5-acre lot. The proposed building is a minimum of 40' from the side property line.

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

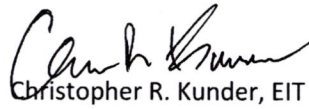
We approve the application as submitted for Lot Grading Waiver.

Respectfully submitted,

Pennoni Associates, Inc.

A handwritten signature in black ink, appearing to read "J. Raday".

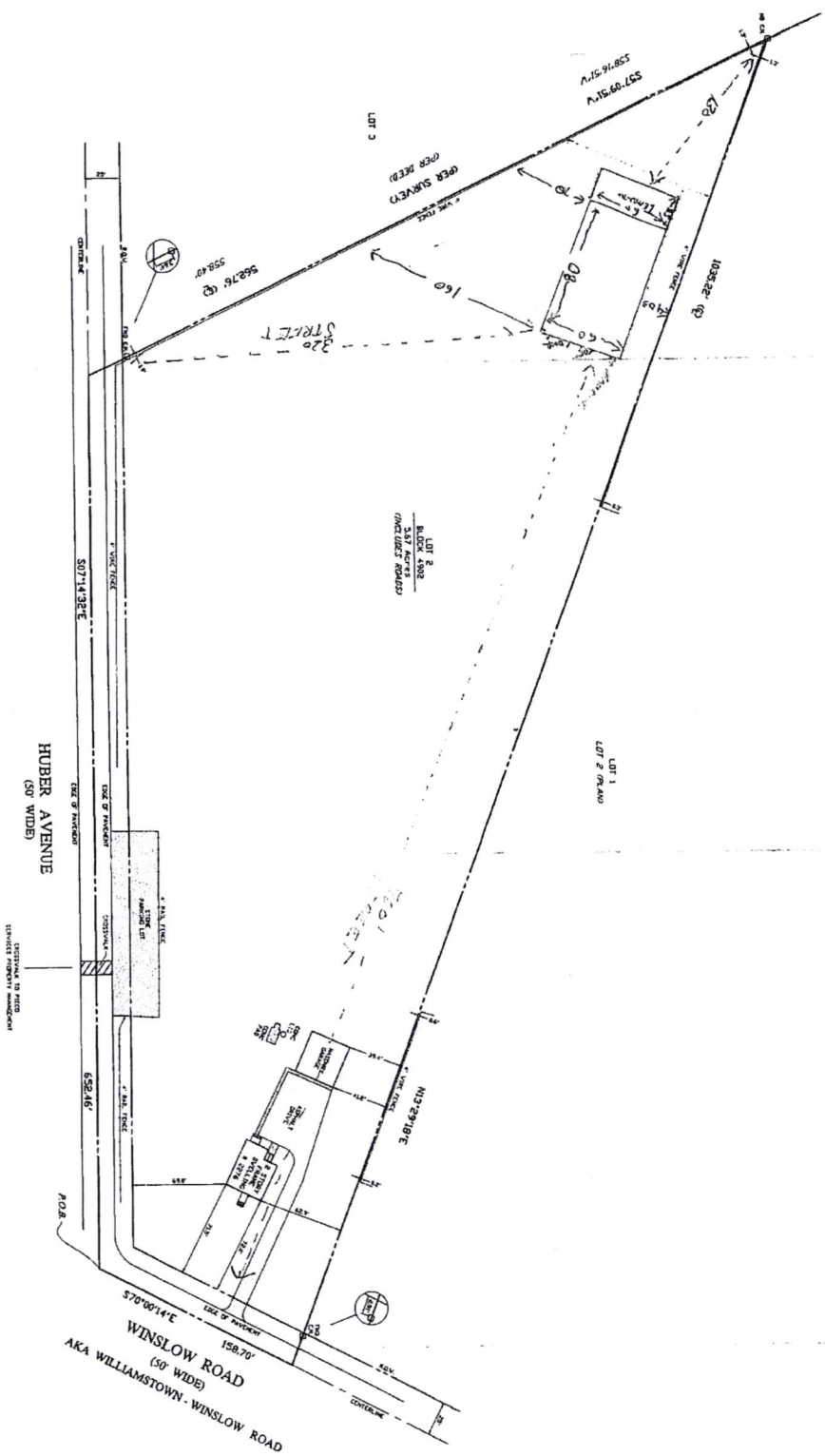
Joseph J. Raday, PE, CME  
Township Engineer

A handwritten signature in black ink, appearing to read "Chris Kunder".

Christopher R. Kunder, EIT  
Staff Engineer

Cc: (via email only)

Bryan Glaze, Construction Code Official  
Jennifer Ballard  
Judith DelConte  
Applicant (genert21@yahoo.com)



**GENERAL NOTES**

1. THIS SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS IN THE FIELD AND THE RESULTS ARE HEREIN SET FORTH IN THE FIELD BOOKS AND THIS MAP.
2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, NEW YORK STATE.
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SECTION	DATE	REVISION DESCRIPTION	BY	CHKD

**SURVEY OF PROPERTY**  
**BLOCK 402 LOT 2**

**FRANK A. INTESIMONI**  
 LAND SURVEYING & LAND PLANNING  
 49 SOUTH WHITE ST. 2ND FL. NEW YORK, N.Y. 10013  
 TEL: 212-677-1111 FAX: 212-677-1112  
 E-MAIL: FRANK@FRANKAINTESIMONI.COM

**DATE:** 4/26/07  
**SCALE:** 1" = 40'  
**CHGKD BY:** FAS  
**RETD:** 1/27/1  
**ISSUED TO:** FRANK A. INTESIMONI, PLANNER



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 4902, Lot 2  
2276 Winslow Road  
Zone: FD-10, Forest Residential District 10  
Applicant: Eugene Taylor  
Application #21-40  
Colliers Engineering & Design Project No. MMZ-0098

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 construct a 60' x 80' (4,800 square foot) with 60' x 25' (1,500 s.f.) lean-to, 24' high pole barn accessory structure to store property maintenance equipment and personal items on their single-family residential property. 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.

*It should be confirmed that the lot grading waiver is for the 60'-x 80' building plus a 60' x 25' lean-to as it only notes a 60' x 25' utility building.*

*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 irregularly shaped parcel has a lot area of approximately 5.67± acres (5.27± net) and is located on the southwest corner of Winslow Road and Huber Avenue. The property contains a 1400± s.f. 2-story, frame, single-family dwelling with a driveway, detached garage and other related improvements. The property is zoned FD-10,

Forest Residential District 10. The property is served by on-site water and sewer disposal.

### 1.3 Surrounding Land Uses

The area is rural residential in character with several nearby single-family detached homes and Qualified Farms. All of the adjacent parcels contain rural residential uses. The surrounding area is also zoned FD-10 Forest Residential District 10. Across from the property on Huber Avenue is a commercial business.

## 2.0 Materials Reviewed

We have reviewed the referenced submission, encoded by the Zoning Board as #21-40, received May 28, 2021 via email, consisting of the following:

<i>Sheet</i>	<i>Title</i>	<i>Date</i>
---	Application	May 20, 2021
---	Color Site Photos (6)	---
---	Zoning Officer Referral Form to the Zoning Board	May 21 2021
---	Zoning Permit Application	May 20, 2021
---	Approval of Lot Grading Waiver, Pennoni	May 27, 2021

## 3.0 Zoning Requirements

### 3.1 Use

1. In accordance with § 175-158C Attachment 1, pole barns are a permitted accessory use to those uses already permitted in the FD-10, Forest Area Zoning District. Single-family detached dwelling is a permitted use.
2. In accordance with § 175-158F(3), 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 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 does not meet the area requirements, having an area of 4800 s.f. plus a 1500 s.f. lean-to. As proposed, a use variance is required. See also 3.1.3. However, it does conform with a height of 24'.

### **3.2 Bulk Requirements – Accessory Building (FD-10, single-family detached)**

1. **Setbacks From All Property Lines:** The minimum required setback from all property lines is 10 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.
3. The applicant should be aware that any soil disturbance greater than 5000 s.f. requires a Soil Erosion and Sediment Control Plan certification.
4. The zoning officer has conditioned any approval on the existing shipping containers on site must be removed upon completion.

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



















