

**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. 21-41

Applicant: Phillip Black
Prime Construction and Owner: _____
Development LLC (If different than applicant)
Address: 211 Redcrest Street Address: _____
Vineland, NJ 08361

Telephone No. _____ Telephone No. _____

Fax No. _____ E-Mail Address: _____

Attorney: Leonard T. Schwartz, Esq. E-Mail Address: Lens@ssnjlaw.com
Telephone No. 856-629-3037

Address: 1350 N. Black Horse Pike, P.O. Box 796, Williamstown, NJ 08094

Property Address: Dahlia Avenue

Plate: _____ Block: 14607 Lot: 6 Zoning Classification: R-2

1. Application concerns: (Check what is applicable)

Use _____ Lot Area X Rear/Side/Front Yards X Height _____ Addition _____ Existing Building _____

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: Dahlia Avenue

Nearest Cross-Street: Central Avenue Lot size: 200' x 117.88'

Does Property Have Water/Sewer? X Private _____ Public - will need well and septic installed

If use variance is requested for accessory structure, what is the square footage of existing home? N/A

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: _____ 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: A variance to build a single family attached dwelling. Variances will be needed for (1) Lot area - 1 acre required (43,560 sf), 0.54 acres (23,576 sf) proposed (2) front yard setback - 60' required, 38.5' proposed; (3) rear yard depth-75' required, 48.4' proposed.

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 development of this lot is in kind with the other lots on the street if the variances are granted.

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 1st day of June 2021

Valerie R. Saija
(Notary Public)

Prime Construction and Development LLC

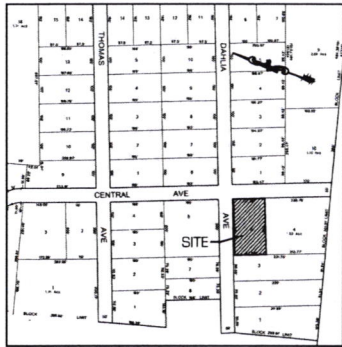
Phillip Black
(Signature of Applicant) Phillip Black

BOARD USE ONLY Date application received: 5/28/2021 Deemed Complete: _____

[04/02/19]

Public hearing date: 6/15/2021 By: [Signature]

VALERIE R SAIJA
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES OCT. 14, 2025



TAX MAP
NOT TO SCALE

NOTES

1. THIS LOT PLAN WAS PREPARED BY REFERENCING SURVEY BY SCHAEFFER MASSAR SCHEIDEGG CONSULTING ENGINEERS, LLC DATED 5-24-21, SIGNED BY HOWARD TRANSUE, PLS.
2. THE PROPOSED SINGLE FAMILY DWELLING WAS TAKEN FROM THE FLOOR PLAN PROVIDED BY CLIENT.
3. CONTRACTOR SHALL VERIFY HOUSE CONFIGURATION AND MINIMUM FINISH FLOOR ELEVATION WITH ARCHITECT.
4. CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES MARKED PRIOR TO ANY CONSTRUCTION.
5. IN THE EVENT THAT ON-SITE CONDITIONS VARY FROM THIS PLAN, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND CONTACT THE ENGINEER OF RECORD.
6. THIS PROPERTY SHALL UTILIZE PRIVATE SEPTIC & WELL.
7. THE SUBJECT LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
8. THE GROUND WITHIN 8' OF A BUILDING SHALL BE GRADED IN ACCORDANCE WITH BOCA OR CABO RESPECTIVELY, SO AS TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE MAXIMUM GRADE FOR LAWNS AND DISTURBED AREAS MORE THAN 8' FROM THE PROPOSED BUILDING SHALL BE 25%, EXCEPT FOR DRIVEWAYS THE MAXIMUM GRADE SHALL BE 15%.
9. THE OWNER/ARCHITECT SHALL PERFORM ALL SOIL TESTING AS NECESSARY TO DETERMINE IF A BASEMENT IS FEASIBLE ON THIS SITE.
10. FOR CLARITY, SETBACK LINES ARE NOT SHOWN GRAPHICALLY.

VARIANCE REQUESTED:

1. A VARIANCE FOR 23,576 SF TOTAL LOT AREA, WHERE 32,670 SF IS REQUIRED (EXISTING NON-CONFORMING).
2. A VARIANCE FOR 38.5 FEET FRONT YARD SETBACK, WHERE 60 FEET IS REQUIRED.
3. A VARIANCE FOR 48.4 FEET REAR YARD SETBACK, WHERE 75 FEET IS REQUIRED.

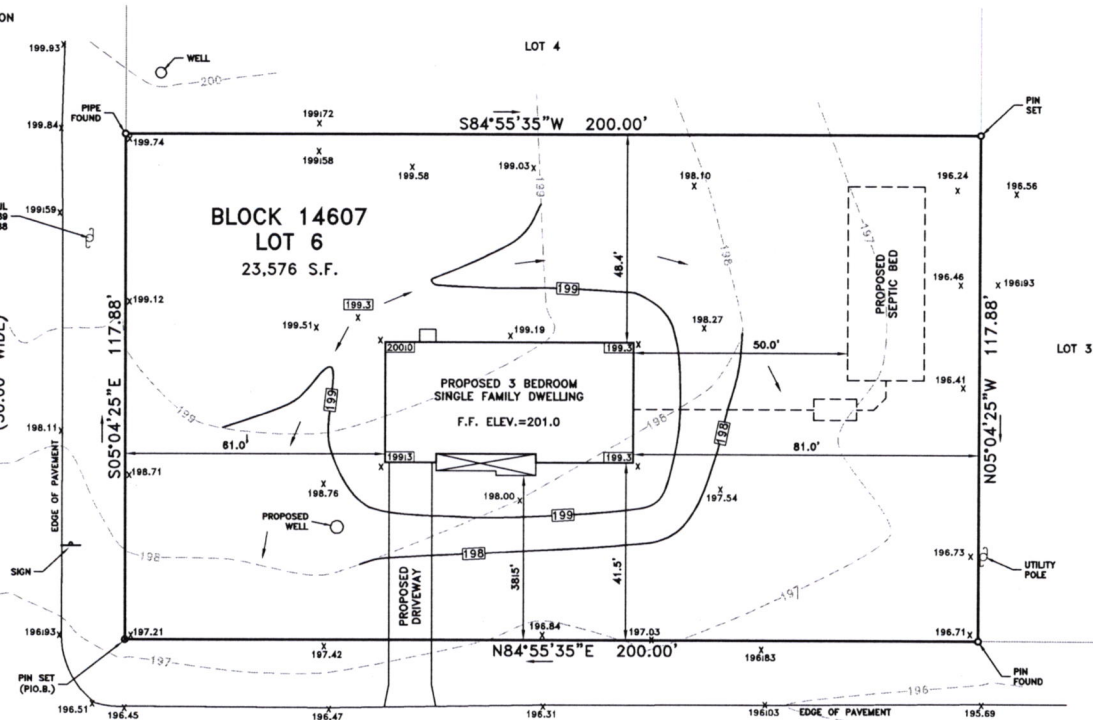
NOTE:
ELEVATIONS ARE BASED ON AN ASSUMED DATUM.

LEGEND:

- 000.00 EXISTING ELEVATION SPOT SHOT
- - - - EXISTING CONTOUR ELEVATION
- 000.0 PROPOSED ELEVATION SPOT SHOT
- - - - PROPOSED CONTOUR ELEVATION
- PROPOSED FLOW DIRECTION

BENCHMARK IS MAG NAIL
IN UTILITY POLE #P442288
ELEV. 200.00 N.A.V.D. 1988

CENTRAL AVENUE
(50.00' WIDE)

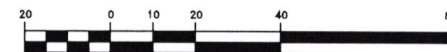


DAHILIA AVENUE
(50.00' WIDE)

ZONE: SUBURBAN RESIDENTIAL (R-2), AIRPORT OVERLAY (AO)

| CATEGORY: | REQUIRED: | EXISTING: | PROPOSED: | STATUS |
|----------------------|-----------|-----------|-----------|--------------------|
| LOT AREA | 43,580 SF | 23,576 SF | 23,576 SF | EXIST. NON-CONFORM |
| LOT FRONTAGE | 120 FT | 200 FT | 200 FT | CONFORMING |
| LOT WIDTH | 150 FT | 200 FT | 200 FT | CONFORMING |
| LOT DEPTH | N/A | 117.88 FT | 117.88 FT | - |
| FRONT SETBACK | 60 FT | N/A | 38.5 FT | NON-CONFORMING |
| REAR SETBACK | 75 FT | N/A | 48.4 FT | NON-CONFORMING |
| SIDE SETBACK | 30 FT | N/A | 81 FT | CONFORMING |
| 2nd SIDE SETBACK | 30 FT | N/A | 81 FT | CONFORMING |
| MAX. LOT COVERAGE | 20% | N/A | < 35 FT | CONFORMING |
| MAX. BUILDING HEIGHT | 35 FT | N/A | < 35 FT | CONFORMING |

GRAPHIC SCALE



1 INCH = 20 FT

ZONING BOARD APPROVALS

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

PLANS FOR PERMIT PURPOSES ONLY

OWNERSHIP AND USE OF DOCUMENTS

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REV #1 DATE: _____ BY: _____ REVISION DESCRIPTION: _____

ANDREW F. SCHAEFFER
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 32883

5/24/21
DATE

VARIANCE PLAN FOR:

PRIME CONSTRUCTION & DEVELOPMENT

DAHILIA AVENUE, BLOCK 14607, LOT 6
TOWNSHIP OF MONROE, GLOUCESTER COUNTY, NEW JERSEY
ZONE "R-2" SUBURBAN RESIDENTIAL (AO OVERLAY), TAX MAP SHEET #146

Schaeffer Nassar Scheidegg
CONSULTING ENGINEERS, LLC
Surveyors • Environmentalists • Planners
1425 Cantillon Boulevard • Mays Landing • New Jersey
Telephone: (609) 625-7400 • Fax: (609) 909-0253
Certificate of Authorization #24GA28103800

DATE 5-24-21

SCALE 1"=20'

BY B.G.

CHECKED A.F.S.

SHEET NO.

1

1 OF 1

FILE# 21-259

