

**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. 21-42

Applicant: JOSEPH Nikituk Owner: _____
(If different than applicant)

Address: 293 S. Tuckahoe Rd Address: _____
Williamstown NJ 08094

Telephone No. * Telephone No. _____

Fax No. _____ E-Mail Address: * _____

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

Address: _____

Property Address: 293 S. Tuckahoe Road

Plate: 127 Block: 12702 Lot: 3 Zoning Classification: R-2

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: _____

Location: S. Tuckahoe Road

Nearest Cross-Street: _____ Lot size: 21,920 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? _____

Is this in a Pinelands area? NA if yes, Certificate of Filing No. _____
(Please attach a copy of Certificate of Filing if applicable)

Present use: Residential 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: I need bulk variances for lot coverage
REAR YARD for the house, REAR YARD for the garage,
and side YARD for the EXISTING GARAGE

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:

I didn't realize to get permits for additions
to house and garage. They have been constructed
for a while now and I'm selling this property
and need variances for existing additions.

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 3RD day of June 2021

Ninette M. Orbaczewski
(Notary Public)

[Signature]
(Signature of Applicant)

BOARD USE ONLY Date application received: 6/3/2021 Deemed Complete: _____

NINETTE M ORBACZEWSKI

NOTARY PUBLIC, STATE OF NEW JERSEY

104,022,191 MY COMMISSION EXPIRES

OCTOBER 05, 2024

Public hearing date: 6/15/2021 By: _____

REFERRAL FORM TO THE LAND USE BOARDS

Planning Board: _____

Zoning Board: X

APPLICATION DETAILS

Date: 5/28/2021

Name of Applicant: Joseph Nikitula

Address of Applicant: 2935 Tuckanoek Rd

Block: 12902 Lot(s): 3

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:

VARIANCES: REQUIREMENTS: PROPOSED: NEED:

USE: _____

SIDE YARD: _____

REAR YARD: _____

FRONT YARD: _____

BULK: _____

LOT AREA: _____

LOT WIDTH: _____

LOT COVERAGE: _____

ENCROACHMENT INTO BUFFER _____

75 Dwelling 20.3'
37.5 Accessory 9.2'
 13'

Bulk (Dwelling)
Bulk (Garage Addition)
Rear Framed Overhang

20%

23.8%

Bulk

WAIVERS:

SIDEWALK WAIVER _____

SITE PLAN WAIVER _____

SITE PLAN:

MINOR SITE PLAN _____

MAJOR SITE PLAN _____

SUBDIVISION

MINOR SUBDIVISION _____

MAJOR SUBDIVISION _____

COMMENTS: _____

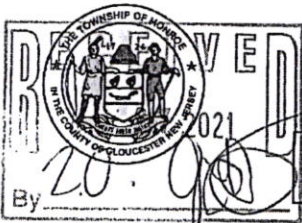
Tara Nelms

Zoning Officer Signature

5/28/2021

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 5/29/21 OFFICE USE ONLY: ZONE R2 APP # 12095

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:

Work Site Address: <u>2935 Tuckahoe Rd Block: 12702</u> Lot: <u>3</u> Qualifier:	
Property & Owner Information	
Owner Name: <u>Joseph Nikituk</u>	Tenant/Contractor Information (if Applicable)
Owner Mailing Address: <u>1545 Maurice River Pkwy</u>	Contractor Name:
<u>Vineland, NJ 08360</u>	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)
HOA: Yes or (No)	Easement: Yes or No
Variance Approval: Yes or No 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 _____ 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.

Approval for 2 additions to rear of structure; also deck. (52)
Replaced hot water heater, gas furnace; added Generac generator.
New siding + roof on house and garage. Added handicap ramp and
smoke alarms
Deck 16 x 16 Deck 16.9 x 16'

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: Joseph Nikituk Signature: [Signature] Date: 5-11-2021

OFFICE USE ONLY BELOW:

Fee Collected: <u>\$50</u> Check #: <u>5490</u>		PAYMENT INFORMATION:	
		Cash:	MO#: _____
		Received: <u>[Signature]</u> <u>5/29/21</u>	
ENGINEERING REQUIRED	& INSPECTION	INFORMATION	ONLY
GRADING WAIVER GRANTED	Rec'd Approval		Rec'd Final Compliance
Inspection Date Performed & Findings:	Rec'd Approval		ENGINEERING NOT REQUIRED
Permit Closure Document and Date:			

APPROVED BY ZONING OFFICER: _____ Date: _____

GENERAL NOTES:

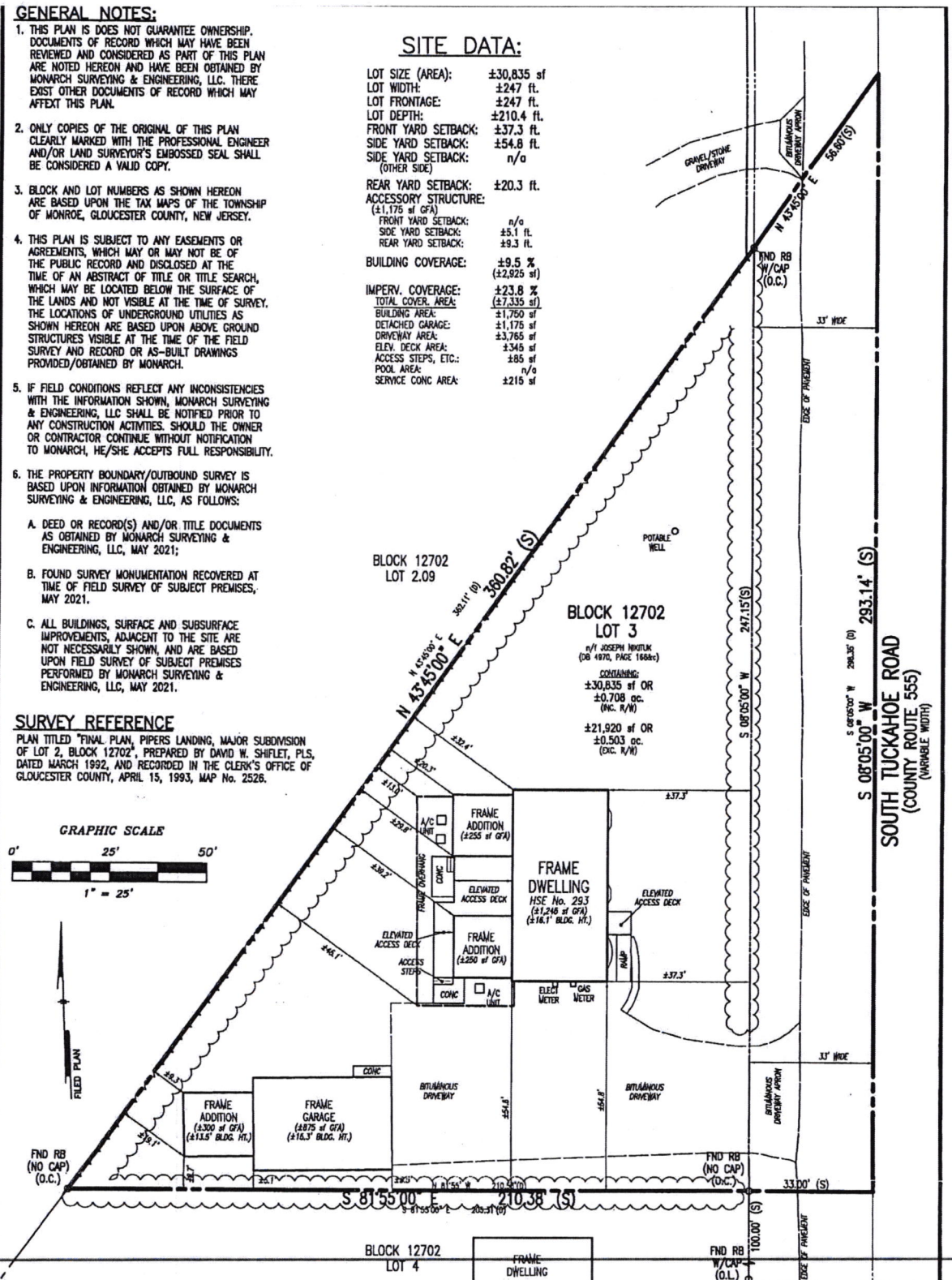
1. THIS PLAN IS DOES NOT GUARANTEE OWNERSHIP. DOCUMENTS OF RECORD WHICH MAY HAVE BEEN REVIEWED AND CONSIDERED AS PART OF THIS PLAN ARE NOTED HEREON AND HAVE BEEN OBTAINED BY MONARCH SURVEYING & ENGINEERING, LLC. THERE EXIST OTHER DOCUMENTS OF RECORD WHICH MAY AFFECT THIS PLAN.
2. ONLY COPIES OF THE ORIGINAL OF THIS PLAN CLEARLY MARKED WITH THE PROFESSIONAL ENGINEER AND/OR LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED A VALID COPY.
3. BLOCK AND LOT NUMBERS AS SHOWN HEREON ARE BASED UPON THE TAX MAPS OF THE TOWNSHIP OF MONROE, GLOUCESTER COUNTY, NEW JERSEY.
4. THIS PLAN IS SUBJECT TO ANY EASEMENTS OR AGREEMENTS, WHICH MAY OR MAY NOT BE OF THE PUBLIC RECORD AND DISCLOSED AT THE TIME OF AN ABSTRACT OF TITLE OR TITLE SEARCH, WHICH MAY BE LOCATED BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE AT THE TIME OF SURVEY. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED UPON ABOVE GROUND STRUCTURES VISIBLE AT THE TIME OF THE FIELD SURVEY AND RECORD OR AS-BUILT DRAWINGS PROVIDED/OBTAINED BY MONARCH.
5. IF FIELD CONDITIONS REFLECT ANY INCONSISTENCIES WITH THE INFORMATION SHOWN, MONARCH SURVEYING & ENGINEERING, LLC SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES. SHOULD THE OWNER OR CONTRACTOR CONTINUE WITHOUT NOTIFICATION TO MONARCH, HE/SHE ACCEPTS FULL RESPONSIBILITY.
6. THE PROPERTY BOUNDARY/OUTBOUND SURVEY IS BASED UPON INFORMATION OBTAINED BY MONARCH SURVEYING & ENGINEERING, LLC, AS FOLLOWS:
 - A. DEED OR RECORD(S) AND/OR TITLE DOCUMENTS AS OBTAINED BY MONARCH SURVEYING & ENGINEERING, LLC, MAY 2021;
 - B. FOUND SURVEY MONUMENTATION RECOVERED AT TIME OF FIELD SURVEY OF SUBJECT PREMISES, MAY 2021.
 - C. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS, ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN, AND ARE BASED UPON FIELD SURVEY OF SUBJECT PREMISES PERFORMED BY MONARCH SURVEYING & ENGINEERING, LLC, MAY 2021.

SURVEY REFERENCE

PLAN TITLED "FINAL PLAN, PIPERS LANDING, MAJOR SUBDIVISION OF LOT 2, BLOCK 12702", PREPARED BY DAVID W. SHIFLET, PLS, DATED MARCH 1992, AND RECORDED IN THE CLERK'S OFFICE OF GLOUCESTER COUNTY, APRIL 15, 1993, MAP No. 2526.

SITE DATA:

LOT SIZE (AREA):	±30,835 sf
LOT WIDTH:	±247 ft.
LOT FRONTAGE:	±247 ft.
LOT DEPTH:	±210.4 ft.
FRONT YARD SETBACK:	±37.3 ft.
SIDE YARD SETBACK:	±54.8 ft.
SIDE YARD SETBACK:	n/a
(OTHER SIDE)	
REAR YARD SETBACK:	±20.3 ft.
ACCESSORY STRUCTURE:	
(±1,175 sf GFA)	
FRONT YARD SETBACK:	n/a
SIDE YARD SETBACK:	±5.1 ft.
REAR YARD SETBACK:	±9.3 ft.
BUILDING COVERAGE:	±9.5 %
(±2,925 sf)	
IMPRV. COVERAGE:	±23.8 %
TOTAL COVER. AREA:	(±7,335 sf)
BUILDING AREA:	±1,750 sf
DETACHED GARAGE:	±1,175 sf
DRIVEWAY AREA:	±3,765 sf
ELEV. DECK AREA:	±345 sf
ACCESS STEPS, ETC.:	±85 sf
POOL AREA:	n/a
SERVICE CONC AREA:	±215 sf



MONARCH
SURVEYING & ENGINEERING
P.O. BOX 177
PITMAN, NEW JERSEY 08071
PH (856) 582-8200 FAX (856) 582-8204
www.monarcheng.com
NJ CERT. OF AUTHORIZATION: 24GA28133000
DE CERT. OF AUTHORIZATION: SB-0000087

BRUCE R. McKENNA
PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. GB-042562
PROFESSIONAL ENGINEER, N.J. LIC. NO. GB-042562

PLAN OF SURVEY

LOT 3 * BLOCK 12702* PLATE 127
No. 293 SOUTH TUCKAHOE ROAD
MONROE TWP., GLOUCESTER COUNTY, NEW JERSEY

JOSEPH NIKITUK
293 SOUTH TUCKAHOE ROAD
WILLIAMSTOWN, NEW JERSEY 08094

DATE	SCALE	DRAWN	CHECK	JOB No.
05/24/2021	1" = 25'	STAFF	BRM	221054

LAST REVISED: MAY 24, 2021

Project: 221054 / SURVEY.dwg

