

**Mantua Township**  
**Zoning Board of Adjustment**  
**Application of Appeal**

Telephone Number: 856-468-9955

Appeal Number: \_\_\_\_\_  
Date: \_\_\_\_\_

Appeal is hereby made by the undersigned (check applicable item or items.)

☐

From the action of the Zoning Officer/Building Inspector in refusing my application  
For a Zoning Permit/Building Permit, dated \_\_\_\_\_

☐

for a special exception or variance from the terms of the Zoning Ordinance of  
Mantua Township.

Appellant:

KAREN Stabeiro

Name

49 Lincoln Ave Mantua

address

Owner:

Joseph Lipinski

Name

49 Sunset Ave Mantua

address

Attorney:  
(if any)

Name

address

Interest of appellant if not owner (agent, lessee, etc) Contract Buyer

1. Application relates: (check applicable item or items)

Use ☐

Lot Area ☐

Yards ☐

Height ☐

Existing building ☐

Proposed Construction ☒

Other ☐

2. Brief description of real estate affected:

Plate: \_\_\_\_\_

Block: 176

Lot: 1

Location: 49 Sunset Ave

Lot size: 75 x 225

Present use: Existing Home to have a new home on the Exisly Foundation w/ garage attached

Present zoning classification R-11

Present improvements upon land: None

Please complete other side

3. If this is an appeal from action of the Zoning Officer//Building Inspector, complete the following:

Date determination made: 10/6/20

Your statement: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Action desired by appellant:

To Rebuild A 2 Story Home on Existing Foundation  
AND ADD A 1 CAR GARAGE

5. Reasons appellant believes Board should approve desired action: (Refer to section or sections of ordinance under which it is felt that desired action might be allowed, and note whether hardship is, or is not claimed, and the specific hardship.)

We have a Hardship Due to the width of the Lot  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Has previous appeal been filed in connection with these premises? \_\_\_\_\_

Yes or No

GIA M BAYLOR  
Notary Public, State of New Jersey  
My Commission Expires  
April 01, 2022

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, information and belief.

Sworn to and subscribed before me  
this 21<sup>st</sup> day of October, 2020  
My Commission Expires 4/1/2020

[Signature]  
Appellant

Gia M. Baylor

## ADJACENT PROPERTY OWNERS

LIST OF PROPERTY OWNERS WITHIN 200 FEET AS PROVIDED BY  
THE GLOUCESTER COUNTY OFFICE OF TAXATION ON AUGUST 28, 2020

BLOCK	LOT	OWNER	ADDRESS
173	8	LAND, GRAHAM B. & JANICE B.	61 BARLOW AVENUE SEWELL, NEW JERSEY 08080
173	9	MAHMOUD, KATHLEEN CARR & ALIAELDIN	20 BERGEN AVENUE SEWELL, NEW JERSEY 08080
173	9.01	BROWN, PAUL & AMY S.	30 BERGEN AVENUE SEWELL, NEW JERSEY 08080
173	10	BURK, JAMIE LAND & JOHN DAVID	39 SOMERSET AVENUE SEWELL, NEW JERSEY 08080
176	2	DEMARIS, GEORGE I.	50 BERGEN AVENUE SEWELL, NEW JERSEY 08080
176	3	GARDNER, JOHN F. & MARIE V.	60 BERGEN AVENUE SEWELL, NEW JERSEY 08080
176	12	LEACH, LUANNE	57 SOMERSET AVENUE SEWELL, NEW JERSEY 08080
176	12.01	PIERSON, MARY & PAUL	65 SOMERSET AVENUE SEWELL, NEW JERSEY 08080
177	5.02	EPPI, ANDRE T. JR. & CHARISSE Q.	54 SOMERSET AVENUE SEWELL, NEW JERSEY 08080
177	5.03	MCQUAIL, CATHERINE	62 SOMERSET AVENUE SEWELL, NEW JERSEY 08080
177	5.04	EPPI, ANDRE T. JR. & CHARISSE Q.	54 SOMERSET AVENUE SEWELL, NEW JERSEY 08080
177	5.05	GLASS, BARBARA & HOWARD	38 SOMERSET AVENUE SEWELL, NEW JERSEY 08080
177	5.06	GLASS, HAROLD D.	38 SOMERSET AVENUE SEWELL, NEW JERSEY 08080
177	5.07	CAROSH, WILLIAM J. & BARBARA J.	28 SOMERSET AVENUE SEWELL, NEW JERSEY 08080

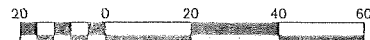
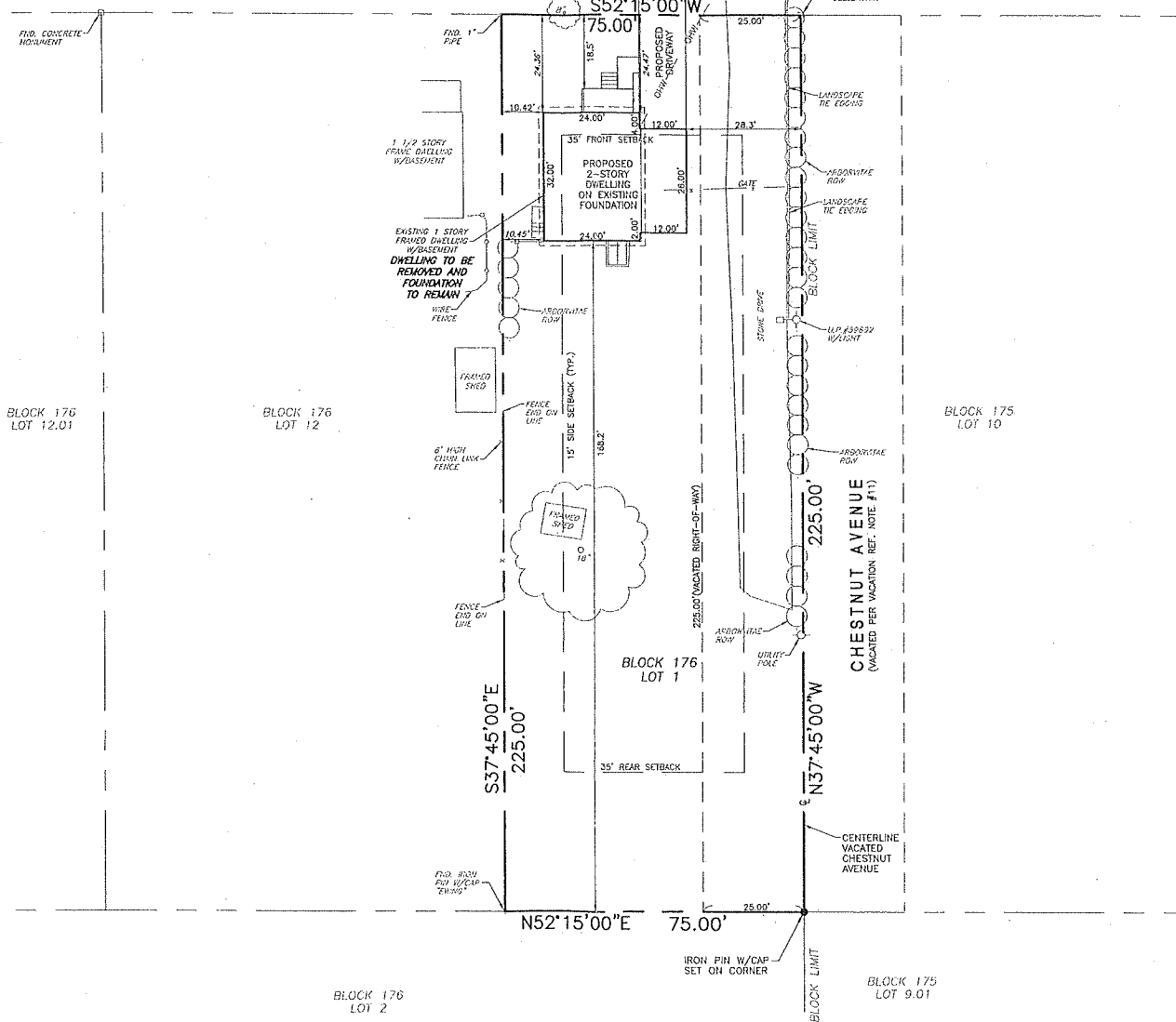
## AGENCY APPROVALS

GLOUCESTER COUNTY PLANNING BOARD CHAIRMAN	DATE
GLOUCESTER COUNTY PLANNING BOARD SECRETARY	DATE
MANTUA TOWNSHIP LAND USE BOARD CHAIRMAN	DATE
MANTUA TOWNSHIP LAND USE BOARD SECRETARY	DATE
MANTUA TOWNSHIP LAND USE BOARD ENGINEER	DATE
MANTUA TOWNSHIP CLERK	DATE

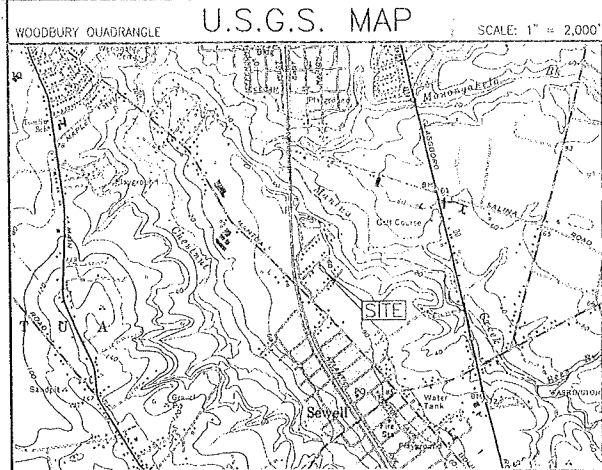
## GENERAL NOTES

1. OUTBOUNDS SHOWN HEREON BASED ON A PLAN ENTITLED: "PLAN OF SURVEY FOR #49 SOMERSET AVENUE, PLATE 35, BLOCK 176, LOT 1, SITUATE TOWNSHIP OF MANTUA, GLOUCESTER COUNTY, NEW JERSEY" PREPARED BY CIVALIER ENGINEERING & SURVEYING, INC. OF WENONAH, NEW JERSEY DATED SEPTEMBER 14, 2020.
2. EXISTING CONDITIONS SHOWN HEREON BASED ON FIELD WORK PERFORMED BY THIS OFFICE ON AUGUST 27, 2020 AND AUGUST 31, 2020.
3. PLATE, BLOCK AND LOT NUMBERS SHOWN HEREON PER THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF MANTUA, GLOUCESTER COUNTY, NEW JERSEY.
4. SUBJECT PROPERTY BEING KNOWN AS PLATE 35, BLOCK 176, LOT 1 CONTAINING AN AREA OF 16,875.0000 S.F. OR 0.38744 ACRES.
5. SUBJECT PROPERTY BEING LOCATED WITHIN THE R-11 HIGH DENSITY RESIDENTIAL ZONE PER THE CURRENT ZONING MAP OF THE TOWNSHIP OF MANTUA, GLOUCESTER COUNTY, NEW JERSEY.
6. EXISTING LOT SERVED BY PUBLIC WATER AND SEWER.
7. CHESTNUT AVENUE VACATED AS RECORDED IN BOOK 4, PAGE 881 OF VACATIONS RECORDED ON SEPTEMBER 19, 1992.

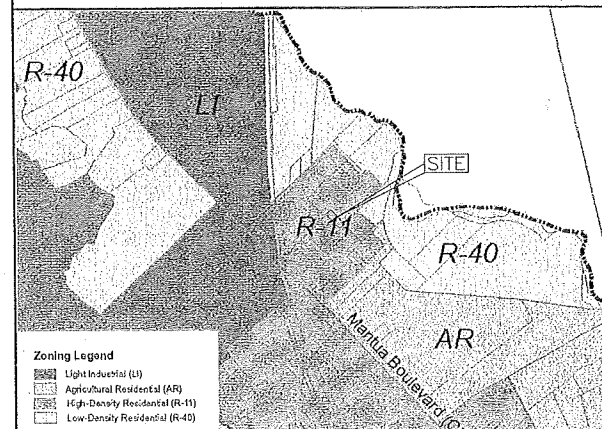
REF. PLAN NOTE #1

SOMERSET AVENUE  
(50.00' WIDE)

Scale 1" = 20'



## ZONING MAP



## ZONING REQUIREMENTS

R-11 HIGH-DENSITY RESIDENTIAL DISTRICT			
DESCRIPTION	REQUIRED	PROVIDED	VARIANCES
MIN. LOT AREA	0.25 ACRES	0.38744 ACRES	NO
MIN. STREET FRONTAGE	80 FT.	75.00 FT.	YES*
MIN. LOT WIDTH	90 FT.	75.00 FT.	YES*
MIN. LOT DEPTH	100 FT.	225.00 FT.	NO
MIN. FRONT YARD SETBACK	30 FT.	18.5 FT.	YES*
MIN. SIDE YARD SETBACK (EACH)	15 FT.	10.42 FT.	YES*
MIN. REAR YARD SETBACK	35 FT.	168.2 FT.	NO
MAX. PERMITTED BUILDING COVERAGE	20%	6.9%	NO
MAX. PERMITTED IMPERVIOUS COVERAGE	30%	9.0%	NO
MAX. PERMITTED BUILDING HEIGHT	35 FT.	< 35 FT.	NO

\* PRE-EXISTING NON-CONFORMING  
ACCESSORY STRUCTURES SHALL NOT BE LOCATED IN A FRONT YARD, NOR WITHIN SIX FEET OF ANOTHER BUILDING, NOR WITHIN FIVE FEET OF ANY PROPERTY LINE.

## VARIANCES AND WAIVERS

1. A VARIANCE IS REQUESTED FROM §230-16.C(1)(b) TO ALLOW A STREET FRONTAGE OF 75.00 FEET WHERE A MINIMUM STREET FRONTAGE OF 80 FEET IS REQUIRED. (PRE-EXISTING, NON-CONFORMING)
2. A VARIANCE IS REQUESTED FROM §230-16.C(1)(c) TO ALLOW A LOT WIDTH OF 75.00 FEET WHERE A MINIMUM LOT WIDTH OF 90 FEET IS REQUIRED. (PRE-EXISTING, NON-CONFORMING)
3. A VARIANCE IS REQUESTED FROM §230-16.C(1)(d) TO ALLOW A FRONT SETBACK OF 18.5 FEET WHERE A MINIMUM FRONT SETBACK OF 30 FEET IS REQUIRED. (PRE-EXISTING, NON-CONFORMING)
4. A VARIANCE IS REQUESTED FROM §230-16.C(1)(f) TO ALLOW A SIDE SETBACK OF 10.42 FEET WHERE A MINIMUM SIDE SETBACK OF 15 FEET IS REQUIRED. (PRE-EXISTING, NON-CONFORMING)
5. ANY AND ALL OTHER VARIANCES OR WAIVERS DEEMED NECESSARY BY THE BOARD.

## OWNER/APPLICANT

**OWNER**  
JOSEPH LABINSKI  
49 SOMERSET AVENUE  
SEWELL, NEW JERSEY 08080

**APPLICANT**  
KAREN SALERNO  
49 LINDEN AVENUE  
MANTUA, NEW JERSEY 08051  
(856) 468-9955

9-24-2020  
**GARY R. CIVALIER**  
PROFESSIONAL ENGINEER & LAND SURVEYOR  
N.J. LICENSE NO. 0829915

**Civalier Engineering & Surveying, Inc.**  
(CERTIFICATE OF AUTHORIZATION #24628043200)  
#12 WEST MANTUA AVENUE  
WENONAH, NEW JERSEY 08080  
(856) 464-0224 FAX (856) 464-0106

DATE: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_

VARIANCE PLAN FOR  
#49 SOMERSET AVENUE  
SITUATE  
PLATE 35, BLOCK 176, LOT 1  
TOWNSHIP OF MANTUA, GLOUCESTER COUNTY, NEW JERSEY

Proj. No.: S20-1273  
Date: 9/24/2020  
Scale: 1" = 20'  
Drawn By: JF  
Checked By: GRC