

BY: _____ MANTUA TOWNSHIP ZONING BOARD OF ADJUSTMENT

APPLICATION FOR APPEAL

APPLICATION# 2025-014 DATE FILED: 6/4/25

☒ APPEAL IS MADE FROM THE ACTION OF THE ZONING OFFICER IN REFUSING MY APPLICATION FOR A ZONING PERMIT 40:55D-70Aa.
____ VARIANCE RELIEF (HARDSHIP) 40:55D-70c(1)
____ VARIANCE RELIEF (SUBSTANTIAL BENEFIT) 40:55D-70c(2)
____ VARIANCE RELIEF USE 40:55D-70d

APPELLANT: FEE Real Estate TELEPHONE: _____
ADDRESS: 18 Spring Hill dr Mantua NJ 08051 EMAIL: _____

OWNER: Eleni Stephenson TELEPHONE: _____
ADDRESS: 10 Brookview dr. Voorhees NJ 08043 EMAIL: _____

ATTORNEY: _____ EMAIL: _____

Interest of appellant if not owner (agent, lessee, etc.) _____

DESCRIPTION OF LAND

STREET LOCATION: 18 Spring Hill dr. Mantua NJ 08051
BLOCK: 54.04 LOT(S): 4 TAX MAP: _____ LOT SIZE: _____
PRESENT ZONING: R40

PRESENT USE OF PROPERTY: None
CURRENT LAND IMPROVEMENTS: _____
HAS A PREVIOUS APPEAL BEEN FILED IN CONNECTION WITH THIS PARCEL? _____

ACTION DESIRED BY APPELLANT: Looking for a bulk variance for new construction home

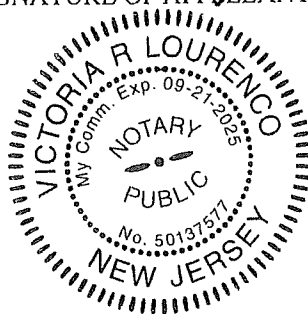
REASON APPELLANT BELIEVES BOARD SHOULD APPROVE THE DESIRED ACTION: Increased property value with modern aesthetic and will also boost the local economy.

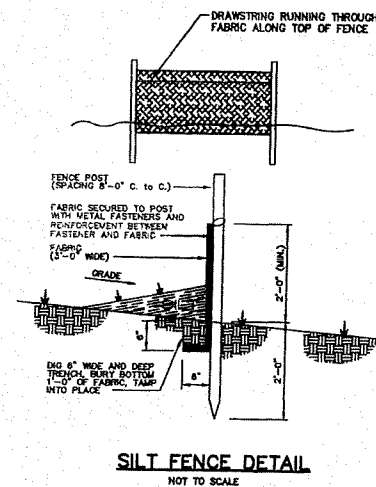
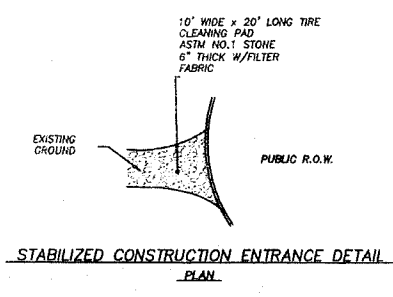
I hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith are true and to the best of my knowledge, information and belief.

Eleni Stephenson
SIGNATURE OF APPELLANT/OWNER

SWORN TO AND SUBSCRIBED BEFORE ME THIS
4 DAY OF June 2025

Victoria R. Lourenco
NOTARY PUBLIC





LEGEND

	RIGHT-OF-WAY
	CURB
	UNDERGROUND ELEC.
	UNDERGROUND GAS
	UNDERGROUND WATER
	UNDERGROUND SANITARY LATERAL
	OVERHEAD WIRES
	CHAIN LINK FENCE
	WOOD FENCE
	WYLY FENCE
	UNDERGROUND PIPE
195+00	EXISTING SPOT ELEVATION
X 195+00	PROPOSED SPOT ELEVATION
	PROPOSED ROOF DRAIN
	PROPOSED DRAINAGE FLOW
155	EXISTING CONTOUR
	PROPOSED CONTOUR
(W) WATER METER	(F) FIRE HYDRANT
(V) WATER VALVE	(U) UTILITY POLE
(G) GAS VALVE	(VIF) VERIFY IN FIELD
(S) SANITARY CLEAN OUT	

[illegible]

- 17. ALL DISTURBED LAND WITHIN OR ADJACENT TO THE "WORK AREA" WHICH IS THE RESULT OF THE CONTRACTOR'S OPERATION, SHALL BE STABILIZED IN ACCORDANCE WITH THE NEW JERSEY SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY. ALL GRASSING AND SOIL STABILIZATION SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL SOIL EROSION AND SEDIMENT CONTROL PERMIT.
- 18. STOCKPILING OF MATERIAL AND DEBRIS WITHIN THE "WORK AREA" IS NOT PERMITTED. THE ROADWAY SHALL BE SWEEPED CLEAN OF EARTH AND DEBRIS AT ALL TIMES.
- 19. SLOPES SHALL NOT EXCEED 3:1.
- 20. ALL EROSION CONTROL OR PREVENTION OF DAMAGE DURING CONSTRUCTION TO BE REQUIRED BY DEVELOPER WITHIN 4500 PSI CONC.
- 21. CONTRACTOR TO OBTAIN PERMITS FROM AND COMPLY WITH ALL LOCAL AND COUNTY AND FEDERAL AGENCIES HAVING JURISDICTION OVER THIS SITE.
- 22. BY USING THIS GRADING PLAN FOR THE PURPOSE OF OBTAINING A PERMIT TO CONSTRUCT, THE OWNER ACCEPTS THE GRADING CHANGES. ANY DEVIATION FROM THIS PLAN SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR COMPLIANCE WITH ALL REGULATORY REQUIREMENTS.
- 23. CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION.
- 24. CONSTRUCTION ACCESS ROUTE AND MATERIAL STOCKPILES SHALL BE CONTAINED.
- 25. NO PROPOSED GRADING WITHIN 5 FEET OF PROPERTY LINES.
- 26. BEFORE YOU BEGIN, BUILD TO SCHEDULE A MARK OUT OF UNDERGROUND UTILITIES THIS PLAN IS FOR, INCLUDING LOCATION AND ASSOCIATED GRADING AND/ OR, BUILDING DESIGN TO BE INCORPORATED.
- 27. PROPOSED ROAD DRAINS TO BE THROWN TOWARD PROPOSED SWALE THAT IS CLOSEST TO THE ROADWAY.

2. BEING KNOWN AS LOT 4, BLOCK 54/04, PLATE 13 ON THE OFFICIAL TAX MAP OF HAWAII TERRITORY.
3. CONTAINING 43,597.5 SF. OR 1 ACRE MORE OR LESS
4. THIS PLAN WAS PREPARED WITH OUT THE BENEFIT OF A TITLE REPORT.
5. THE EXISTENCE AND/OR LOCATION OF UN-DEGROUND UTILITIES SHOWN ARE LIMITED TO OBSERVABLE EVIDENCE ONLY.
6. PROPERTY IS LOCATED IN ZONE RS-40 RESIDENTIAL.
7. VERTICAL DATUM MAYO 1980 IN FEET.



PHILIP J. SCHAEFFER
PROFESSIONAL LAND SURVEYOR
No. 4, 76, 34498
[Signature] 3-07-2025
DATE

REV.	DATE	DESCRIPTION	INITIALS ENGINEER/SURVEYOR
GRADING PLAN			
NORTHWESTERLY LINE OF SPRING HILL ROAD			
LOT: 4 BLOCK: 54.04 PLATE: 13			
SITUATION:			
TOWNSHIP OF MANTUA			
COUNTY OF GLOUCESTER, NEW JERSEY			
DATE: 2/10/2025	DRAWN BY: D.S.	SHEET No.	1 OF
SCALE: 1" = 30'	CHECKED BY: V.M.	PROJECT NO. 25-04	
JTS ENGINEERS AND LAND SURVEYORS, INC.			
AUTHORIZATION CERT. #240428018700		EXP. 08/31/2026	
19 STRATFORD AVENUE STRATFORD, N.J. 08084			
(856) 783-0055			
JTS@JTSENGINEER.COM			