

FILE COPY

# MANTUA TOWNSHIP ZONING BOARD OF ADJUSTMENT

## APPLICATION FOR APPEAL

APPLICATION# 2025-010 DATE FILED: 6/2/25

☒ 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: Charles Dougherty TELEPHONE: \_\_\_\_\_  
ADDRESS: 35 Bear Creek Dr Mantua NJ 08051 EMAIL: \_\_\_\_\_

OWNER: Charles & Virginia Dougherty TELEPHONE: \_\_\_\_\_  
ADDRESS: 35 Bear Creek Dr Mantua NJ 08051 EMAIL: \_\_\_\_\_

ATTORNEY: \_\_\_\_\_ EMAIL: \_\_\_\_\_

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

### DESCRIPTION OF LAND

STREET LOCATION: 35 Bear Creek Dr Mantua NJ 08051  
BLOCK: 52.01 LOT(S): 37 TAX MAP: 3991 LOT SIZE: 10,805.56  
PRESENT ZONING: PRC

PRESENT USE OF PROPERTY: Residential  
CURRENT LAND IMPROVEMENTS: 1 Story Frame Dwelling  
HAS A PREVIOUS APPEAL BEEN FILED IN CONNECTION WITH THIS PARCEL? NO

ACTION DESIRED BY APPELLANT: Approval of Bulk Variance for Rear Setback requirement

### REASON APPELLANT BELIEVES BOARD SHOULD APPROVE THE DESIRED ACTION:

The planned deck will encroach on the 25' setback by 3-5 feet. The lot is irregularly shaped. The property to the rear is part of the HOA common area. The deck is of regular size 12x24

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.

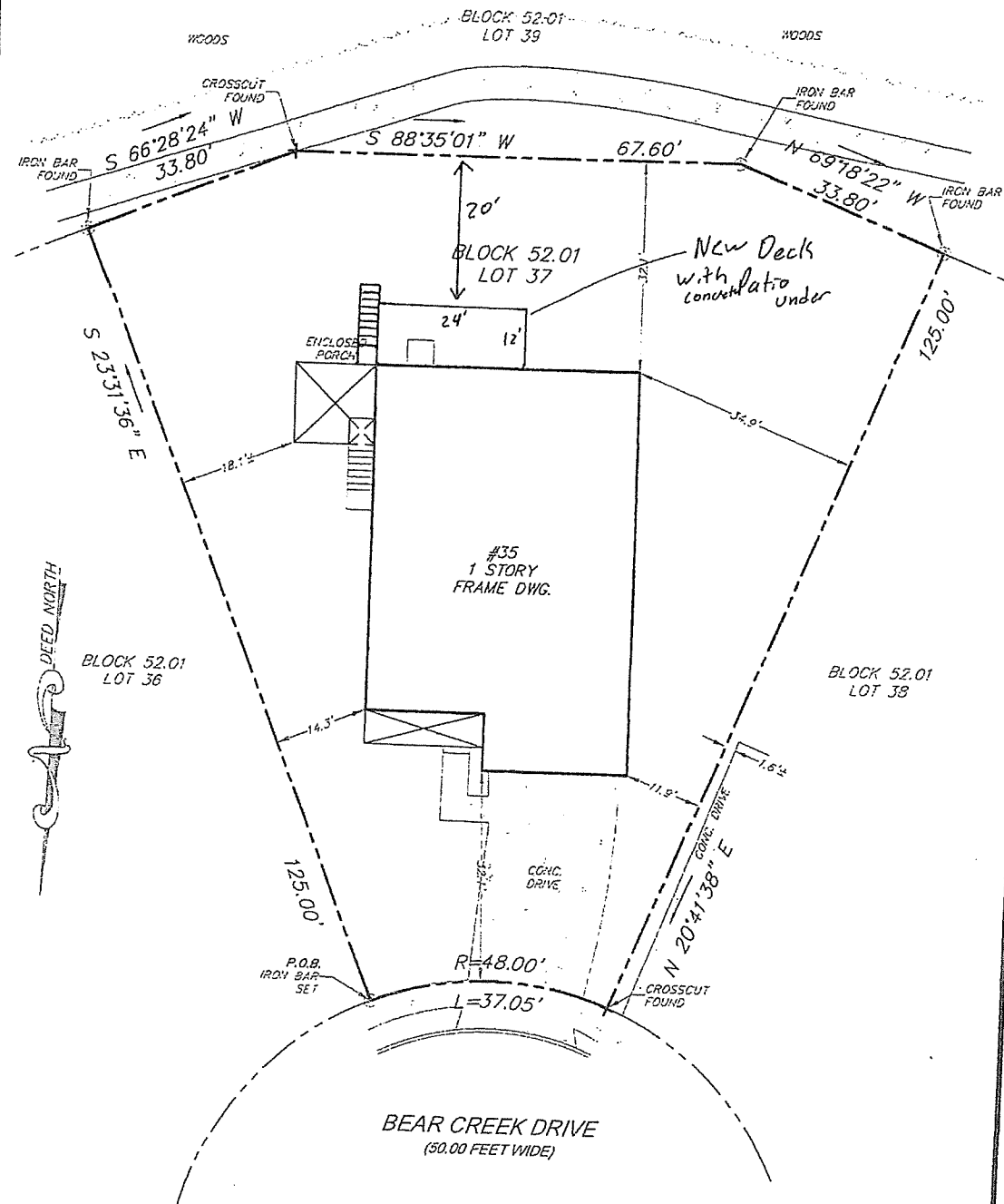
Charles Dougherty  
SIGNATURE OF APPELLANT/OWNER

SWORN TO AND SUBSCRIBED BEFORE ME THIS  
2nd DAY OF June 2026

Pamela S. Levine  
NOTARY PUBLIC

PAMELA S. LeVINE  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES DEC. 12, 2026

BEING LOT 37, BLOCK 52.01 ON FINAL PLAN OF LOTS, SPRING VALLEY, FILED 1/11/05 IN THE GLOUCESTER COUNTY CLERK'S OFFICE AS MAP #3991.  
 BEING BLOCK 52.01, LOT 37 AS SHOWN ON THE TOWNSHIP OF MANTUA TAX MAP.  
 CONTAINING 10,805.56± S.F.



NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.  
 DO NOT SCALE FROM THIS DRAWING.

TO: CHARLES D. DOUGHERTY, JR. & VIRGINIA B. DOUGHERTY

IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I DECLARE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE ON 4-2-25 BY ME OR UNDER MY IMMEDIATE SUPERVISION, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH EASEMENTS AND STRUCTURES, IF ANY, BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE. THIS DECLARATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE, EXCEPT AS PROVIDED HEREIN.

DONALD C. PENNELL

DATE

PROFESSIONAL LAND SURVEYOR  
 NEW JERSEY LICENSE #35393

PLAN OF SURVEY  
 #35 BEAR CREEK DRIVE  
 TOWNSHIP OF MANTUA  
 GLOUCESTER COUNTY, NEW JERSEY

PENNELL LAND SURVEYING, INC.

327 CLEMS RUN  
 MULLICA HILL, N.J. 08062

(856) 478-4571

FAX (856) 478-0286

CERTIFICATE OF AUTHORIZATION #24CA28115700

DATE

SCALE

DRAWN

COMM #.

4-4-25

1"=20'

MJT

25-48