

MANTUA TOWNSHIP ZONING BOARD OF ADJUSTMENT

APPLICATION FOR APPEAL

APPLICATION# 2025-013 DATE FILED: 6/3/25

☒ 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: Gloucester County Property Management LLC TELEPHONE: _____
ADDRESS: P.O. Box 25, Sewell, NJ 08080 EMAIL: _____

OWNER: Gloucester County Property Management LLC TELEPHONE: _____
ADDRESS: P.O. Box 25, Sewell, NJ 08080 EMAIL: _____

ATTORNEY: Craig Klayman EMAIL: craig@klaymanlawoffice.com

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

DESCRIPTION OF LAND

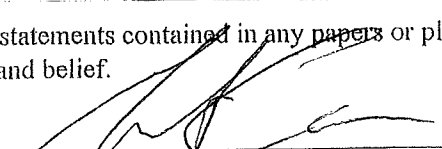
STREET LOCATION: MT Royal Rd, Sewell, NJ, 08080
BLOCK: 150 LOT(S): 204 TAX MAP: 27 LOT SIZE: .678
PRESENT ZONING: Res - R-40

PRESENT USE OF PROPERTY: Res
CURRENT LAND IMPROVEMENTS: Pole Barn to Recs, Driveway Apron Rd paving
HAS A PREVIOUS APPEAL BEEN FILED IN CONNECTION WITH THIS PARCEL? NO

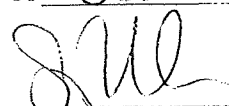
ACTION DESIRED BY APPELLANT: Zoning Approval
To Build New Single Family home.

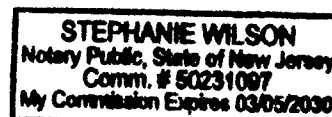
REASON APPELLANT BELIEVES BOARD SHOULD APPROVE THE DESIRED ACTION:
The size and shape of lot, all the surrounding lots are
similar in size and shape with homes. With the above
addition to the property end will fit in with area.

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.


SIGNATURE OF APPELLANT/OWNER

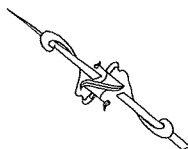
SWORN TO AND SUBSCRIBED BEFORE ME THIS
3 DAY OF June 2025


NOTARY PUBLIC



BLK: 150
LOT: 2.04

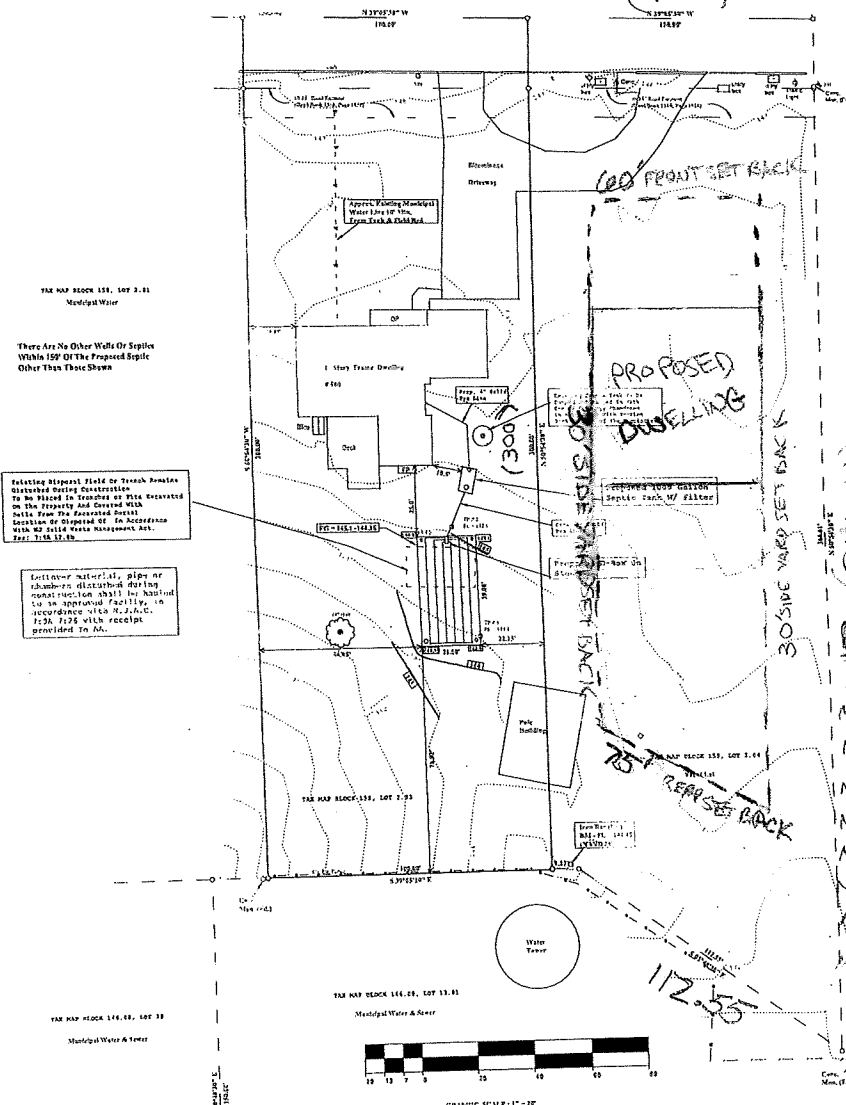
BLK: 150
LOT: 2.04



THIS SYSTEM HAS BEEN DESIGNED TO OPERATE BY GRAVITY FLOW BASED UPON ESTIMATED EXISTING SURFACE COMPONENT ELEVATIONS AND/OR THE ABILITY OF THE INSTALLER TO RAISE PLUMBING RIGIDITY AS REQUIRED, THE INSTALLER SHALL CONFIRM IN ADVANCE OF CONSTRUCTION THAT GRAVITY FLOW AND/OR PROPOSED ELEVATIONS SHOWN ON THIS PLAN CAN BE OBTAINED. THE INSTALLER SHALL CONTACT THE DESIGN ENGINEER TO REVISE THE PLAN TO ACCOMMODATE GRAVITY DUSING IF CONDITIONS SHOWN CANNOT BE MET.

[illegible]

MOUNT ROYAL ROAD (49.50' Wide)



BLK: 150
LOT: 2.04

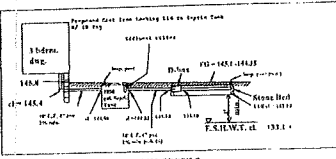
BUK STANDARD

MIN LOT AREA
MIN LOT ST FRONT
MIN LOT WIDTH
MIN LOT DEPTH
MIN FRONT YARD SETBACK
MIN SIDE YARD SETBACK
MIN REAR YARD SETBACK
MAX PERMITTED BLDG
MAX PERMITTED BLDG

REQ	PROPOS
	RESIDE
2 INCH	2 6/8
150 FT	100 F
150 FT	100 F
200 FT	200 F
60 FT	60 F
30 FT	30 F
75 FT	75 F
15%	15%
35 FT	35 F

GENERAL NOTES

- 1) DIFFERENTIAL FIELD 21' WIDE x 33' LONG
2 - 4" THERMOPLASTIC PVC LINES - FLORE
5.21 to 9.174
- 2) 4" SOLID PVC DUGS TO TAKE SLOPE
3 x 2 MIN. PACE TO DISTRIBUTION BOX
SLOPE 2 x 2 MIN.
- 3) EXISTING LINE - EXISTING ELEVATION
- 4) SOLID LINE - PROPOSED ELEVATION
- 5) 4" PVC CAPPED INSPECTION PORTS @
EACH CORNER
- 6) = 115.2 SPOT ELEVATION
- 7) = 116.3 PROPOSED ELEVATION



There Are No Other Wells Or Septics
Within 150' Of The Proposed Septic
Other Than Those Shown
Topography Performed By
Hart Engineering & Land Surveying
Outhouse Information Shown Hereon
Prepared By WAK Conover Associates
Plan Of Survey, Dated 12-19-86

There Shall Be No Parking Or
Driving Over The Disposal Field
Or Septic Tank.

If There Are Any Deviations From This Plan
The Engineer Is To Be Contacted Immediately
For Evaluation And Worked Cessed Until

 UNITED STATES DISTRICT COURT DISTRICT OF COLUMBIA NO. 02-1879 JAN 24 1992 RECEIVED FEDERAL BUREAU OF INVESTIGATION	SEPTIC SITE PLAN 1704 JOHN DIPIERRO
THOMAS J. TEDESCO JR. <i>Mr. [Signature]</i> <i>Mr. [Signature]</i>	MONTGOMERY COUNTY, M.D. SLOOCHESTER COUNTY, N.J. THE NW BLOCK 152, LOT 2.25 Certification of Authenticity BLOCK 15 152 2.25 DATE: April 5, 1991
	Data Engineering & Land Surveying 100 JOHNSON AVENUE, MONTGOMERY, M.D. 20892 PHONE: 824-1155 / FAX: 824-1155-1924