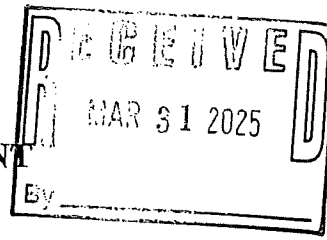


FILE COPY



MANTUA TOWNSHIP ZONING BOARD OF ADJUSTMENT

APPLICATION FOR APPEAL

APPLICATION# 2025-006 DATE FILED: 3/31/25

☒ 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: REPRESENTING SELF TELEPHONE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ EMAIL: \_\_\_\_\_

OWNER: JAMES CAPATE TELEPHONE: \_\_\_\_\_  
ADDRESS: 865 BRIDGETON PIKE SEWELL, NJ 08080 EMAIL: \_\_\_\_\_

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

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

DESCRIPTION OF LAND

STREET LOCATION: 865 BRIDGETON PIKE  
BLOCK: 273 LOT(S): 2.05 TAX MAP: 50 LOT SIZE: 3.248 ACRES  
PRESENT ZONING: PC

PRESENT USE OF PROPERTY: RESIDENTIAL

CURRENT LAND IMPROVEMENTS: \_\_\_\_\_

HAS A PREVIOUS APPEAL BEEN FILED IN CONNECTION WITH THIS PARCEL? NO

ACTION DESIRED BY APPELLANT: ZONING FOR 34'x40' WOOD  
CONSTRUCTION POLE BARN. BUILDING WILL BE 60'x4'  
WITH 2, 12' OVERHANGS ON EACH END. THIS WILL BE  
A THIRD ACCESSORY STRUCTURE

REASON APPELLANT BELIEVES BOARD SHOULD APPROVE THE DESIRED ACTION: THE CONSTRUCTION  
OF THE POLE BARN WILL NOT CAUSE SUBSTANTIAL DETRIMENT  
TO THE PUBLIC GOOD

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  
31<sup>st</sup> DAY OF March 2025

Pamela S. Levine  
NOTARY PUBLIC

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



## TOWNSHIP OF MANTUA

Gloucester County, New Jersey

ROBERT ZIMMERMAN  
MAYOR

JOHN LEGGE  
DEPUTY MAYOR

401 Main Street • Mantua, NJ 08051  
(856) 468-1500 • Fax (856) 468-2720  
[www.mantuatownship.com](http://www.mantuatownship.com)

EILEEN LUKENS  
TOWNSHIP COMMITTEE

JASON SNYDER  
TOWNSHIP COMMITTEE

JOHN STEEN  
TOWNSHIP COMMITTEE

March 12, 2025

H1450wg@aol.com  
James & Michelle Capate  
865 Bridgeton Pike  
Mullica Hill, NJ 08062

Permit request: 865 Bridgeton Pike., Mantua Township, Block 273 Lot 2.05

Dear Homeowner:

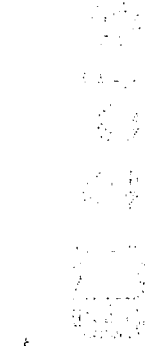
The submission for a zoning permit for the aforementioned address is on denied for the following reasons:

1). According to Township Ordinance 230-46.J(1), which limits the number of accessory structures to two, a bulk variance is required to obtain approval from the Land Use Board for the proposed 84x40 Pole Barn/Garage, as it exceeds the allowed number of structures.

This letter serves as an official denial and halts the 10 day mandatory review period for zoning.

Should you have any questions, I may be reached at 856-468-1500 extension 130 or via email at [khowarth@mantuatownship.com](mailto:khowarth@mantuatownship.com).

Sincerely,  
*Kevin Howarth*  
Kevin Howarth  
Zoning Officer

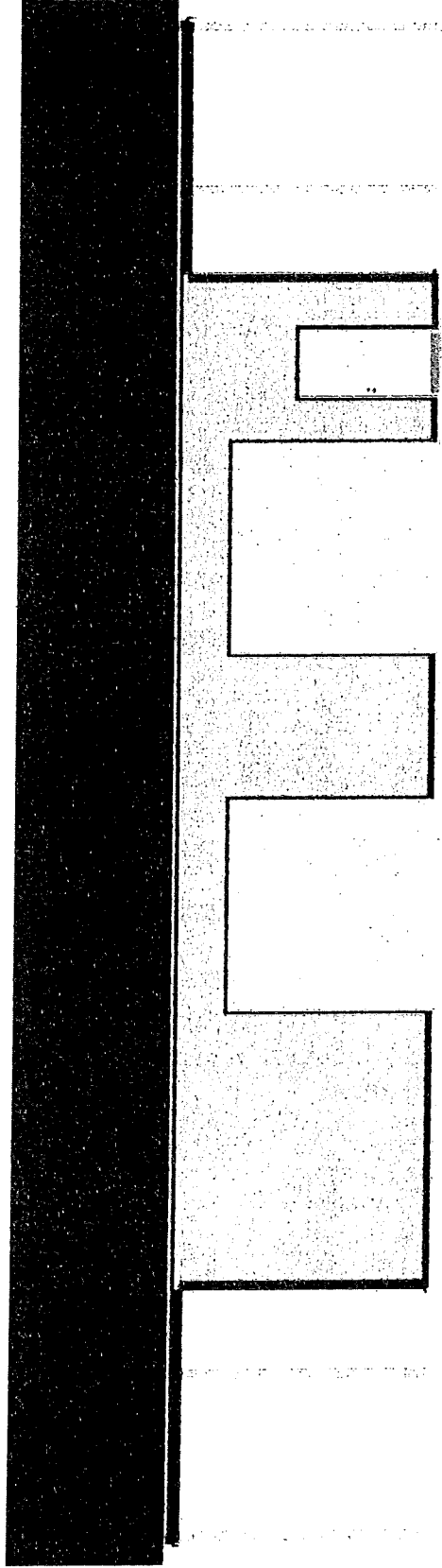


Job: james cagare  
Date: 3/5/2025  
Time: 5:02 PM



Left Elevation

Jeb: James Capote  
Date: 3/5/2025  
Time: 8:06 PM



FRONT

OPEN  
COVERED  
AREA

12'

10' x 10'  
DOOR

10' x 10'  
DOOR

ENTRY  
DOOR

OPEN  
COVERED  
AREA

12'

60'

84'

13'

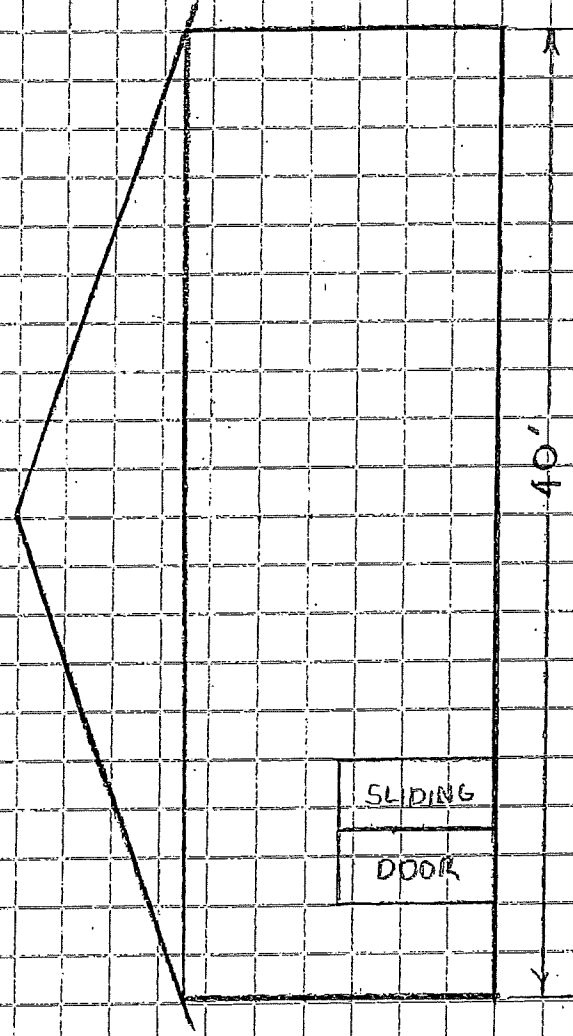
BLOCK: 273

LOT: 2105

$\frac{1"}{4} = 2'$

CADATE

RIGHT SIDE



40'

SLIDING  
DOOR

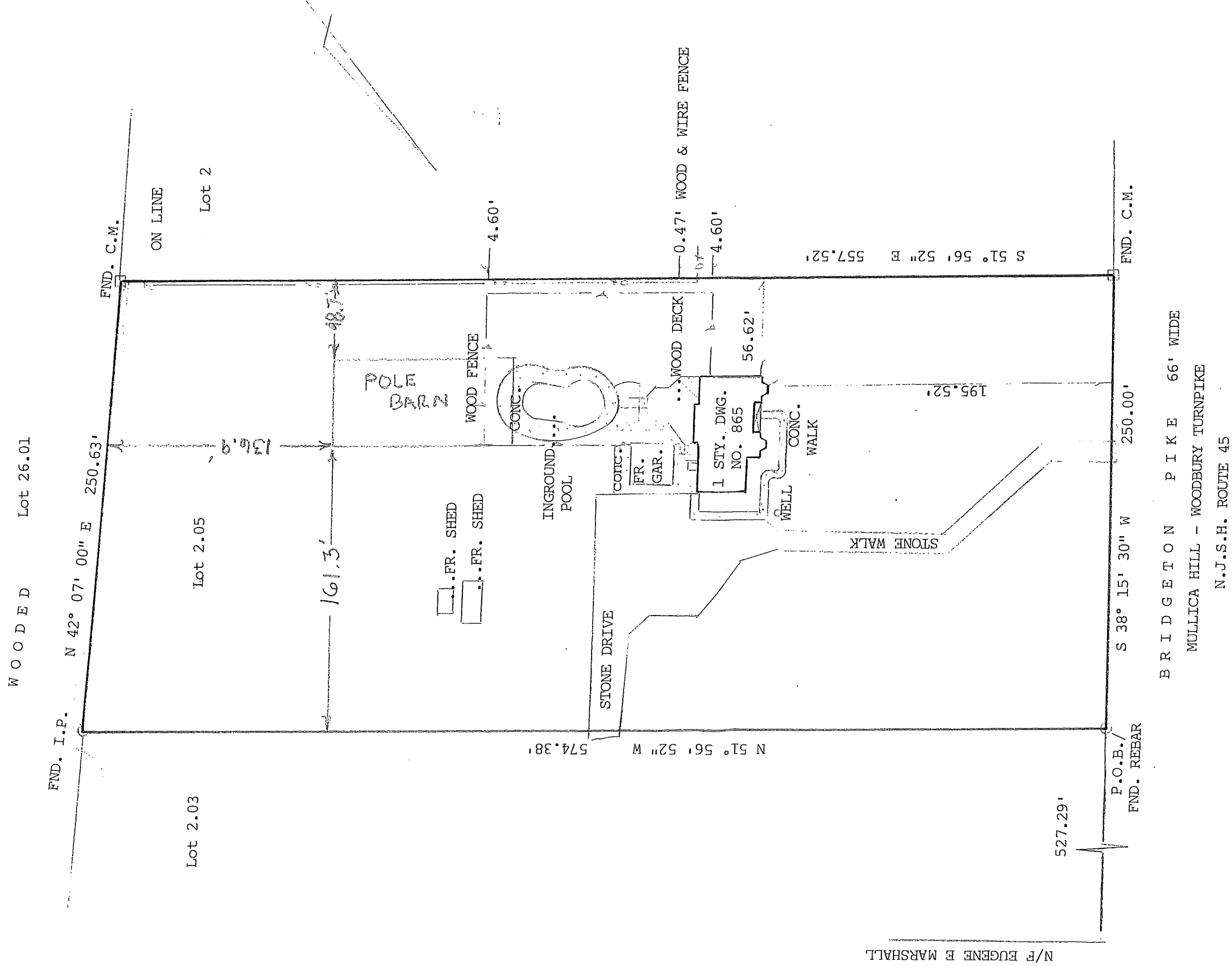
BLOCK: 273

LOT: 2.05

CAPATE



NOTE: UNDER AND SUBJECT TO ALL CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD, WHERE APPLICABLE.  
DESCRIPTION: BEING KNOWN AS LOT 2.05, BLOCK 273 ON THE OFFICIAL TAX MAP:  
AREA = 3.248± ACRES



TO THE OWNER:

JAMES CAPATE

SURVEY OF PREMISES

NO. 865 BRIDGETON PIKE

TO THE OWNER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the description furnished I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands not visible) as an inducement for the insurer of title to insure the title to the lands and premises shown hereon.

New Jersey  
Lic. No 36725

*Albert N Floyd Jr.*  
ALBERT N FLOYD JR.

SITUATE  
TOWNSHIP OF MANTUA  
GLOUCESTER COUNTY, NEW JERSEY

AL FLOYD SURVEYING, LLC  
LAND SURVEYOR  
ALBERT N FLOYD JR. N.J. LIC. NO. 36725  
P.O. BOX 903 ELMER, NJ 08318  
email:alfloydsurveying@gmail.com

DATE:  
6/11/25

SCALE:  
1" = 50'

DRAWN:  
D.K.F.

CHECKED:  
A.N.F.

NUMBER:  
255035