

MANTUA TOWNSHIP ZONING BOARD OF ADJUSTMENT

APPLICATION FOR APPEAL

APPLICATION# 2025-014 DATE FILED: 10/2/25

☒ 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: F & E Real Estate TELEPHONE: _____
ADDRESS: 18 Spring Hill Road, Mantua NJ 08051 EMAIL: _____

OWNER: Eleni Stephenson TELEPHONE: _____
ADDRESS: 10 Brookview Drive, Voorhees NJ 08043 EMAIL: _____

ATTORNEY: John A. Alice EMAIL: jaalice@live.com; lavaralli@jaa-esq.com

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

DESCRIPTION OF LAND

STREET LOCATION: Springhill Road, Mantua
BLOCK: 54.04 LOT(S): 4 TAX MAP: 13 LOT SIZE: 1 acre (43,597.6 sf)
PRESENT ZONING: R-40

PRESENT USE OF PROPERTY: Vacant land
CURRENT LAND IMPROVEMENTS: _____
HAS A PREVIOUS APPEAL BEEN FILED IN CONNECTION WITH THIS PARCEL? _____

ACTION DESIRED BY APPELLANT: Bulk variances for construction of new home. More specifically side yard setback variances of 27.53 feet and 27.64 feet where 30 foot side yard setback is required as well as lot width variance for 104.27 feet where 175 feet is required.

REASON APPELLANT BELIEVES BOARD SHOULD APPROVE THE DESIRED ACTION: _____
The physical features/narrowness of this property do not allow for strict adherence to the required lot width of 175 feet

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

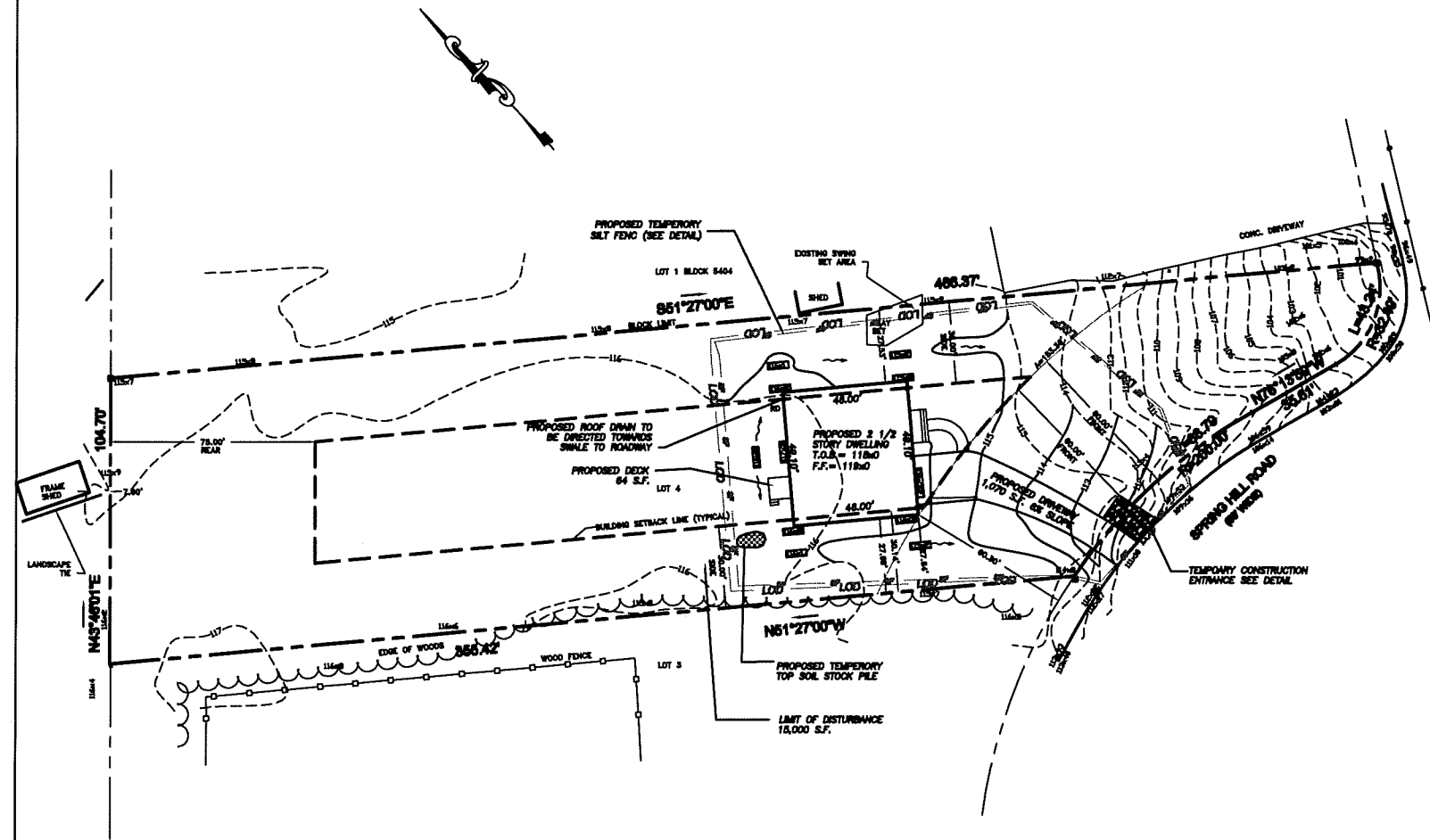
JOHN A. ALICE ESQUIRE

SWORN TO AND SUBSCRIBED BEFORE ME THIS
1st DAY OF October 2025


NOTARY PUBLIC

LOIS A. VARALLI
Commission # 2416234
Notary Public, State of New Jersey
My Commission Expires
January 18, 2027

18 Spring Hill



LEGEND

---	RIGHT-OF-WAY
---	CURB
---	UNDERGROUND ELEC.
---	UNDERGROUND GAS
---	UNDERGROUND WATER
---	UNDERGROUND SANITARY LATERAL
---	OVERHEAD WRES
---	CHAIN LINK FENCE
---	WOOD FENCE
---	VINYL FENCE
---	UNDERGROUND PIPE
155x00	EXISTING SPOT ELEVATION
155x00	PROPOSED SPOT ELEVATION
155x00	PROPOSED ROOF DRAIN
155x00	PROPOSED DRAINAGE FLOW
155	EXISTING CONTOUR
155	PROPOSED CONTOUR
155	WATER METER
155	WATER VALVE
155	GAS VALVE
155	SANITARY CLEAN OUT
155	FIRE HYDRANT
155	UTILITY POLE
155	VERIFY IN FIELD

BULK REQUIREMENTS

ZONE R-40 LOW DENSITY RESIDENTIAL

ITEM	REQUIRED	PROPOSED	CONDITION
ZONING DISTRICT	R-40	R-40	
MINIMUM LOT SIZE	43,560 SF. OR 1 ACRE	43,597.6 SF. OR 1 ACRE	C
MIN. STREET FRONTAGE	150 FT.	167.65 FT.	C
MIN. LOT WIDTH	175 FT.	104.27 FT.	ENG VR
MIN. LOT DEPTH	200 FT.	355.42 FT.	355.42 FT.
SETBACKS			
MIN. FRONT YARD	60 FT.	60.30 FT.	C
MIN. SIDE YARD (SINGLE)	30 FT.	27.53 FT.	N/C VR
MIN. SIDE YARD (2ND)	30 FT.	27.64 FT.	N/C VR
MIN. REAR YARD	75 FT.	80.54 FT.	C
MAX. IMPERVIOUS LOT COVERAGE	25 %	17.4%	C

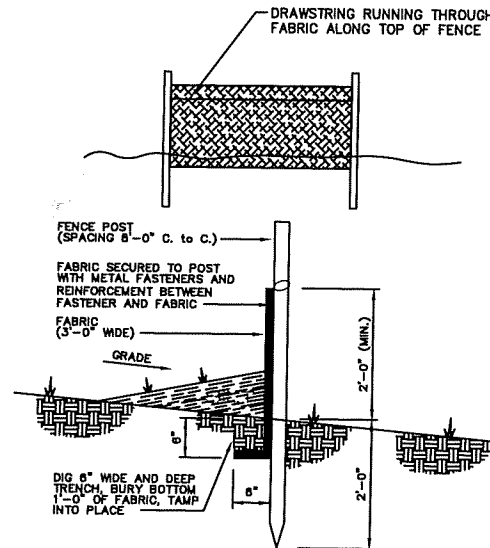
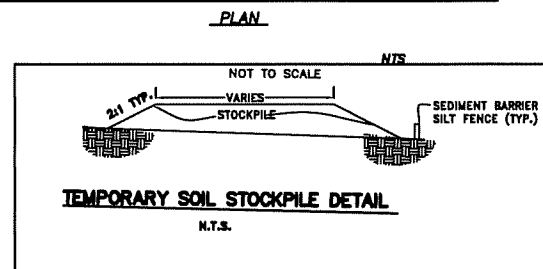
C CONFORMING CONDITION
NC NONCONFORMING CONDITION
EX/NC EXISTING NON CONFORMING
VR VARIANCE REQUESTED

VARIANCE REQUESTED FOR LOT WIDTH 175 REQUIRED EXISTING 104.27'
VARIANCE REQUESTED MINIMUM SIDE YARD 30' REQUIRED 27.53' PROPOSED
VARIANCE REQUESTED MINIMUM SIDE 2ND YARD 30' REQUIRED 27.69' PROPOSED

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
2. SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
3. APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
4. THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM THE CONSTRUCTION SITE.
5. ANY DISTURBED AREA THAT IS TO BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION IN ACCORDANCE WITH THE NEW JERSEY STANDARDS AND THEIR RATES SHOULD BE INCLUDED IN THE NARRATIVE. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS (C.E. PEG AND TYDNE, MULCH NETTING OR LIQUID MULCH BINDER).
6. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE CONFIRMATION OF LINE, FERTILIZER AND SEED APPLICATION AND RATES OF APPLICATION AT THE REQUEST OF THE GLOUCESTER SOIL CONSERVATION DISTRICT.
7. ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMINATION WITH STRAW MULCH AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NEW JERSEY STANDARDS IMMEDIATELY FOLLOWING ROUGH GRADING.
8. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
9. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
10. A CRUSHED STONE, TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS EXISTS. THE STABILIZED PAD WILL BE INSTALLED ACCORDING TO THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS.
11. ALL DRIVEWAYS MUST BE STABILIZED WITH 2 IN CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
12. PAVED AREAS MUST BE KEPT CLEAN AT ALL TIMES.
13. ALL CATCH BASIN INLETS WILL BE PROTECTED ACCORDING TO THE CERTIFIED PLAN.
14. ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
15. ALL REVEGETATION OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHOULD BE COMPOSED OF A SUITABLE SEDIMENT FILTER FABRIC (SEE DETAIL). THE BASIN MUST BE DEVOTED TO NORMAL POOL. WITHIN 30 DAYS OF THE DESIGN STOP, THE BASIN MUST BE REVEGETATED.
16. N.J.S.A. 46A-29, ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE ALL PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES. ALL SITE WORK MUST BE PROTECTED BY THE DISTRICT ISSUING A REPORT OF COMPLIANCE AS A PRE-REQUISITE TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
17. HOLDING IS REQUIRED FOR ALL SEEDING AREAS TO INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATION COVER.
18. OFFSITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE EROSION CONTROL INSPECTOR.
19. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
20. THE GLOUCESTER SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY LAND DISTURBANCE.
21. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.
22. IMMEDIATELY AFTER THE COMPLETION OF STOPPING AND STOCKPILING OF TOPSOIL, THE STOCKPILE MUST BE STABILIZED ACCORDING TO THE STANDARD FOR TEMPORARY VEGETATIVE COVER. STABILIZE TOPSOIL STOCKPILE WITH STRAW MULCH OR FERTILIZER AND SEEDING MUST BE PROVIDED WITH A SEDIMENT BARRIER.
23. ANY CHANGES TO THE SITE PLAN WILL REQUIRE THE SUBMITTER TO RE-REVISE THE SOIL EROSION AND SEDIMENT CONTROL PLAN TO THE GLOUCESTER SOIL CONSERVATION DISTRICT. THE REVISED PLAN MUST BE IN ACCORDANCE WITH THE CURRENT NEW JERSEY STANDARDS.
24. METHODS FOR THE MANAGEMENT OF HIGH ACID PRODUCING SOILS SHALL BE IN ACCORDANCE WITH THE STANDARDS. HIGH ACID PRODUCING SOILS ARE THOSE FOUND TO CONTAIN IRON SULFIDES OR HAVE A PH OF 4 OR LESS.
25. TEMPORARY PERMANENT MEASURES MUST BE PROVIDED WITH A SEDIMENT BARRIER.
26. MULCHING IS REQUIRED FOR ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
27. DUST IS TO BE CONTROLLED BY AN APPROVED METHOD ACCORDING TO THE NEW JERSEY STANDARDS AND MAY INCLUDE WATERING WITH A SOLUTION OF CALCIUM CHLORIDE AND WATER.
28. ADJACENT PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
29. USE STATED CONSTRUCTION METHODS TO MINIMIZE EXPOSED SURFACES, WHERE APPLICABLE.
30. ALL VEGETATIVE MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF THE NURSERYMAN AND IN ACCORDANCE WITH THE NEW JERSEY STANDARDS.
31. NATURAL VEGETATION AND SPECIES SHALL BE RETAINED WHERE SPECIFIED ON THE LANDSCAPING PLAN.
32. THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.
33. All soil shall be scarified to a minimum depth of 6" prior to seeding.
34. The following Sequence of Construction must be followed:
 1. Installation of temporary soil erosion and sediment control measures. Estimated duration 1 day +/-
 2. Construction of site improvements. Estimated duration 12 weeks +/-
 3. Installation of a permanent cover. Estimated duration 1 week +/-
 4. Removal of soil erosion and sediment control measures. Estimated duration 1 day +/-

STABILIZED CONSTRUCTION ENTRANCE DETAIL



CONSTRUCTION NOTES:

1. 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 STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY. ALL GRADING AND SOIL STABILIZATION SHALL BE COMPLETE WITHIN 30 DAYS FROM THE ISSUANCE OF THE SOIL EROSION AND SEDIMENT CONTROL PERMIT.
2. STOCKPILING OF MATERIAL AND DEBRIS WITHIN THE R.O.W. AREA IS NOT PERMITTED. THE ROADWAY SHALL BE SWEEPED CLEAN OF EARTH AND DEBRIS AT ALL TIMES.
3. SLOPES SHALL NOT EXCEED 3:1
4. ALL EXISTING CONC. IN POOR CONDITION OR DAMAGED DURING CONSTRUCTION TO BE REPLACED BY DEVELOPER W/MIN. 4500 PSI CONC.
5. CONTRACTOR TO OBTAIN PERMITS FROM AND COMPLY WITH ALL LOCAL, COUNTY, STATE AND FEDERAL AGENCIES HAVING JURISDICTION OVER THIS SITE.
6. BY USING THIS GRADING PLAN FOR THE PURPOSE OF OBTAINING A PERMIT TO CONSTRUCT, OWNER AND CONTRACTOR AGREE TO ALL PROPOSED CHANGES. ANY DEVIATION FROM THIS PLAN SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OR CONTRACTOR FOR COMPLIANCE WITH ALL REGULATORY REQUIREMENTS.
7. CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION.
8. CONSTRUCTION ACCESS ROUTE AND MATERIAL STOCKPILES SHALL BE CONTAINED
9. NO PROPOSED GRADING WITHIN 5 FEET OF PROPERTY LINES
10. BEFORE YOU DIG CALL 811 TO SCHEDULE A MARK OUT OF UNDERGROUND UTILITIES
11. THIS PLAN IS FOR, BUILDING LOCATION AND ASSOCIATED GRADING ONLY, BUILDING DESIGN BY OTHERS.

NOTES:

1. BEING KNOWN AS LOT 4, BLOCK 5404, PLATE 13 ON THE OFFICIAL TAX MAP OF MANTUA TOWNSHIP
2. CONTAINING 43,597.6 S.F. OR 1 ACRE MORE OR LESS
3. THIS PLAN WAS PREPARED WITH OUT THE BENEFIT OF A TITLE REPORT.
4. THE EXISTENCE AND/OR LOCATION OF UN-DEGROUND UTILITIES SHOWN ARE LIMITED TO OBSERVABLE EVIDENCE ONLY.
5. PROPERTY IS LOCATED IN ZONE R-40 RESIDENTIAL
6. VERTICAL DATUM NAVD 1988 IN FEET.
7. SEPTIC PLAN WITH WELL LOCATION TO BE COMPLETED AFTER ZONING APPROVAL

REV.	DATE	DESCRIPTION	INITIALS ENGINEER/SURVEYOR
2	9/18/2025	LOT WIDTH	D.S.
1	5/02/2025	CHANGED DWELLING	D.S.

GRADING PLAN
NORTHWESTERLY LINE OF SPRING HILL ROAD
LOT: 4 BLOCK: 54.04 PLATE: 13

SITUATE:
TOWNSHIP OF MANTUA
COUNTY OF GLOUCESTER, NEW JERSEY

DATE: 2/09/2025	DRAWN BY: D.S.	SHEET No. 1 OF 1
SCALE: N.T.S.	CHECKED BY: V.M.	PROJECT No 25-044

JTS ENGINEERS AND LAND SURVEYORS, INC.
AUTHORIZATION CERT. #24GA28018700 EXP. 08/31/2026

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JTS@SLYERZON.NET

VINCENT MILANO
PROFESSIONAL ENGINEER
N. J. LIC. 246500373800
9-18-2025
DATE

PHILIP J. SCHAEFFER
PROFESSIONAL LAND SURVEYOR
N. J. LIC. 246500373800
9/18/2025
DATE