

# STONEFIELD

## Zoning Relief and Modification Memorandum

TO: Southampton Township Planning Board

RE: Proposed Dollar General Retail Merchandise Store  
Block 2203, Lot 14  
1823 Route 206  
Township of Southampton, Burlington County, New Jersey

DATE: August 13, 2020

Southampton DG, LLC is proposing the construction of a Dollar General Retail Merchandise Store. The subject property is designated as Block 2203, Lot 14, commonly known as 1823 Route 206. The site is located within the Highway Commercial Zone and is bounded by U.S. Route 206 to the east, existing residential dwelling to the west, commercial property to the north, and undeveloped land to the south. The total project area is 141,924.1 SF (3.25 AC). The proposed development will result in a total of 9,265 SF of retail space. The requested zoning relief is outlined in the table below. Testimony regarding the requested relief will be provided at the Public Hearing.

ZONING RELIEF TABLE			
CODE SECTION	REQUIRED	PROPOSED	RELIEF TYPE
OFF-STREET PARKING REQUIREMENTS §12-5.10.i	SIZE OF PARKING STALL: 10 FT X 20 FT	9 FT X 20 FT (V)	VARIANCE
OFF-STREET PARKING REQUIREMENTS §12-5.10.k.2	PARKING SPACES SHALL BE LOCATED AT LEAST 20 FT FROM ANY BUILDING AND 15 FT FROM ANY STREET RIGHT-OF-WAY. NO LOADING AREAS IN THE FRONT YARD.	5.50 FT (V)	VARIANCE
§ 12-3.14.c.2.a	SCENIC SETBACK: SHALL EQUAL THE AREA 200 FT MEASURED FROM THE ULTIMATE RIGHT-OF-WAY LINE OF THE DESIGNATED SCENIC ROADWAY. NO BUILDINGS, STRUCTURES, PARKING FACILITIES, OR OTHER DEVELOPMENTS SHALL BE ALLOWED WITHIN THE SETBACK AREA.	68.0 FT (V)	VARIANCE
§ 12-3.14.c.2.b.(1)	SCENIC LANDSCAPE BUFFER: PRESERVABLE/RURAL LANDSCAPE; A PLANTED SCENIC CORRIDOR BUFFER SHALL BE PROVIDED WITHIN 100 FT NEAREST TO THE RIGHT-OF-WAY-LINE.	68.0 FT (V)	VARIANCE

Prepared by:



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