

TOWNSHIP OF SOUTHAMPTON
5 Retreat Road
Southampton, New Jersey 08088
609-859-2786
FAX 609-388-5532

The application, with supporting documentation, must be filed with the Office of the Planning and Zoning Board Secretary and the Board Professionals. Determination of completeness will be made within forty-five (45) days. Any additional information provided will be subject to a forty-five (45) days determination of completeness. After a meeting is scheduled, any documents submitted must be delivered to the Board and the Board Professionals no later than fifteen (15) days prior to the meeting scheduled.

PLANNING BOARD & ZONING BOARD APPLICATION FORM

Date Filed: _____ Application No. _____
Planning Board: _____
Zoning Board of Adjustment: _____
Application Fees: _____
Scheduled for: Review for Completeness: _____ Hearing: _____

1. SUBJECT PROPERTY:

Property Location Address: 221 Newbolds Corner Rd

Tax Map: Page _____ Block 903 Lot(s) 6

Page _____ Block _____ Lot(s) _____

Dimensions: Frontage _____ Depth _____ Total Area _____

Zoning District _____

2. APPLICANT/OWNER/DEVELOPER:

Name: William Pettit Jr. + Carolyn Pettit

Address: 221 Newbolds Corner Rd, Southampton, NJ 08088

Telephone No: 609-351-4814 Fax No.: _____ Email: bovincembryo@protonmail.com

Applicant is a: Corporation _____ Partnership _____ Individual
Corp., Partnerships & LLC's, please provide a W-9 form.

3. DISCLOSURE STATEMENT:

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirements applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. **(Attach pages as necessary to fully comply.)**

Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____

4. If Owner is other than the applicant, provide the following information on the Owner(s):

Owner's Name: _____

Address: _____

Telephone No: _____ Fax No.: _____

5. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING: SUBDIVISION:

- _____ Minor Subdivision Approval
- _____ Subdivision Approval (Preliminary)
- _____ Subdivision Approval (Final)

Number of lots to be created _____ Number of proposed dwelling units _____
 (including remainder lot) (if applicable)

SITE PLAN:

- _____ Minor Site Plan Approval
- _____ Preliminary Site Plan Approval {Phases (if applicable) ___}
- _____ Final Site Plan Approval {Phases (if applicable) _____}
- Amendment or Revision to an Approved Site Plan
- _____ Area to be disturbed (square feet) _____
- _____ Total number of proposed dwelling units _____
- _____ Request for Waiver from Site Plan Review and Approval

Reason for request: Parking Lot expansion

- _____ Informal Review (Planning Board only)
- _____ Appeal decision of an Administrative Officer (N.J.S. 40:55D-70a)
- _____ Map or Ordinance Interpretation of Special Question (N.J.S. 40:55D-70b)
- _____ Variance Relief (hardship) (N.J.S.40:55D-70c(1))
- _____ Variance Relief (substantial benefit) (N.J.S.40:55D-70c(2))
- _____ Variance Relief (use) (N.J.S. 40:55D-70d)
- _____ Conditional Use Approval (N.J.S.40:55D-67)
- _____ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin (N.J.S. 40:55D-34)
- _____ Direct issuance of a permit for a lot lacking street frontage (N.J.S.40:55D-35)

6. Attach in paragraph form, an explanation of the exact nature of the application and the changes to be made, including proposed use of the premises, and why any variances or waivers should be granted: (Attach separate sheet)

7. **PROPERTY INFORMATION:**

Restrictions, covenants, easements, association by-laws, existing and proposed on the property:

Yes(attach copies) _____ No _____ Proposed _____

Note: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of the premises: Agricultural use

8. APPLICANT'S ATTORNEY: _____
 Address: _____
 Telephone No: _____ Fax _____
 email: _____

9. APPLICANT'S ENGINEER: Litwornia Associates, Inc
Address: 3 Trading Post, P.O. Box 2300, Medford Lakes, NJ 08055
Telephone No.: 609-654-1334 Fax 609-654-4784
email: al@litwornia.com

10. APPLICANT'S PLANNING CONSULTANT: _____
Address: _____
Telephone No.: _____ Fax _____
email: _____

11. APPLICANT'S TRAFFIC ENGINEER: _____
Address: _____
Telephone No.: _____ Fax _____
email: _____

12. List any other Expert who will submit a report or who will testify for the Applicant: (Attach additional sheets as may be necessary)
Name: _____
Field of Expertise: _____
Address: _____
Telephone No.: _____ Fax _____
email: _____

13. Section(s) of Ordinance from which a variance is requested: _____

14. Waivers Requested of Development Standards and/or Submission Requirements:
(attach additional pages as needed)

15. **Attach a copy of the Notice to appear in the official newspaper of the municipality (The Central Record or The Burlington County Times or the Courier Post) and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.**
The publication and the service on the affected owners must be accomplished at least ten (10) days prior to the date scheduled by the Administrative Officer of the hearing.
An affidavit of service on all property owners and a proof of publication must be filed at least three (3) days prior to meeting before the application will be complete and the hearing can proceed.

16. Is a public water line available? NO

17. Is public sanitary sewer available? NO

18. Does the application propose a well and septic system on site? _____

19. Have any proposed new lots been reviewed with the Township Engineer to determine appropriate lot and block numbers? NO

20. Are any off-tract improvements required or proposed? _____

21. Is the subdivision to be filed by Deed or Plat? _____

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? _____

23. Other approvals which may be required and date plans submitted:

	Yes	No	Dates Plans Submitted
Burlington County Board of Health	_____	_____	_____
Burlington County Planning Board	_____	_____	_____
Burlington County Soil Conservation District	_____	_____	_____
NJ Dept. of Environmental Protection	_____	_____	_____
Pinelands Commission	_____	_____	_____
Stream Encroachment Permit	_____	_____	_____
Wetlands Permit	_____	_____	_____
Other	_____	_____	_____
NJ Dept. of Transportation	_____	_____	_____
Public Service Electric & Gas Company	_____	_____	_____
County 9-1-1 Coordinator, Street Name Approval	_____	_____	_____

24. Certification from the Tax Collector that all taxes due on the subject property have been paid.

25. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing).

26. The applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals: Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Applicants
Professional

Reports Requested

Attorney

Engineer

CERTIFICATION

27. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

(If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this

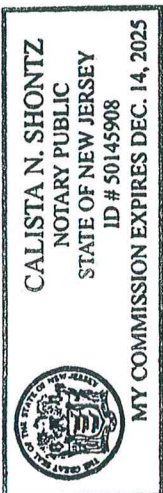
7th Day of February, 2022.

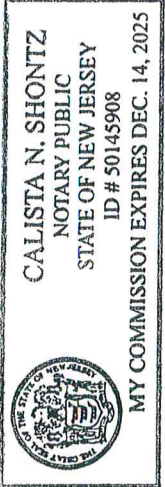


Notary Public



Signature of Applicant





28. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.
(If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this

7th Day of February, 2022.

[Signature]
Notary Public

[Signature]
Signature of Owner

29. I understand that the sum of \$ _____ has been deposited in an escrow account. In accordance with the Ordinance of the Township of Southampton, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned under the procedures in the ordinance. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days. I understand that no further review of my application will be made until such time as my escrow account is current.

Date

[Signature]
Signature of Owner

30. I agree to be responsible for all bills against this development's escrow account. In the event that this project is sold or my interest is transferred to another party, my obligation can only be relieved if all outstanding escrow bills are paid and the new principal obligates himself to the responsibility of all future bills in an agreement with the Township.

Date

[Signature]
Signature Developer/Applicant

SOUTHAMPTON TOWNSHIP PROFESSIONAL STAFF

PLANNING BOARD ENGINEER

Environmental Resolutions, Inc
815 East Gate Drive, Suite 103
Mount Laurel, NJ. 08054
Rakesh Darji, Engineer

856-235-7170
Fax: 856-273-9239
rdarji@erinj.com

PLANNING BOARD PLANNER

Environmental Resolutions, Inc
815 East Gate Drive, Suite 103
Mount Laurel, NJ 08054
Edward Fox, III, Planner

856-235-7170
Fax: 856-273-9239
efox@erinj.com

PLANNING BOARD ATTORNEY

The Law Offices of Peter Lange
150 Himmeliien Road
Medford, NJ 08055
Peter Lange, Esq.

609-654-6300
Fax: 856-222-0411
plange@langelaw.biz

ZONING BOARD OF ADJUSTMENT ENGINEER

Environmental Resolutions, Inc
815 East Gate Drive, Suite 103
Mount Laurel, NJ 08054
Rakesh Darji, Engineer

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Fax: 856-273-9239
rdarji@erinj.com

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Mount Laurel, NJ 08054
Edward Fox, III, Planner

856-235-7170
Fax: 856-273-9239
efox@erinj.com

ZONING BOARD OF ADJUSTMENT ATTORNEY

Raymond, Coleman and Heinold
325 New Albany Road
Moorestown, NJ 08057
Thomas Coleman, Esq.

856-222-0100
Fax: 856-222-0411
tomcoleman@rclawnj.com

ZONING OFFICER

Denise Schmied

609-859-2786
construction@southamptonnj.org

SECRETARY OF PLANNING BOARD

Michele Gittinger

609-859-5570
planning@southamptonnj.org

SECRETARY OF ZONING BD OF ADJUSTMENT

Maryalice Brown

609-859-2786
zoning@southamptonnj.org

LAND DEVELOPMENT

12 Attachment 1

Township of Southampton

Appendix A
Checklists

Appendix A-1
Minor Subdivision/Site Plan

CHECKLIST MINOR

REVISED: 10-6-2003

REVISED: 12-8-2004

SUBMISSION CHECKLIST, TOWNSHIP OF SOUTHAMPTON
APPLICATION FOR MINOR SUBDIVISION/SITE PLAN

(FIFTEEN COPIES OF ALL INFORMATION SUBMITTED, MUST BE PROVIDED BY APPLICANT.)

BLOCK 903, LOT(S) 6

APPLICANT/OWNER/DEVELOPER'S NAME William H. Pettit, Jr.

PROPERTY LOCATION ADDRESS: 221 Newbolds Corner Rd

_____ Required Application, Application Fee and Escrow Deposit, and Escrow Agreement.
(See attached Fee and Escrow Ordinance.)

_____ Certification by the Tax Collector that all taxes on said property are paid to date.

_____ Minor Plat or Minor Plan drawn to scale of one inch equals 100 inches by professional engineer or land surveyor in accordance with the Township's Land Development Ordinance on one of the four of the following standard sheet sizes: 8 1/2" x 13", 15" x 21", 24" x 36", or 30" x 42".

1. Key map showing entire tract and its relation to the surrounding area at a scale of one inch equals not more than 2,000 feet.
2. Title Block in accordance with the rules governing title blocks for professional engineers including:
 - a. Name of subdivision or development, township name and county.
 - b. Name, title, address and telephone number of the subdivider or developer.
 - c. Name, title, address, telephone number and license number of the professional(s) that prepared plat or plan.
 - d. Name, title, address and telephone number of the owner or owners of record.
 - e. Scale in inches to feet and bar scale.

SOUTHAMPTON CODE

- f. Date of original preparation and of each subsequent revision and a list of the specific revisions entered on each sheet.
3. Acreage figures and north arrow.
4. Approval signature lines for: Planning or Zoning Board Chairperson, Board Secretary and Township Engineer.
5. Existing block and lot numbers as they appear on the official Tax Map of Southampton Township to be subdivided or developed.
6. Boundary lines (heavy solid line) of subdivision or development.
7. Location of existing and proposed property lines with bearings and distances, streets, buildings with their numerical dimensions and indication as to whether existing buildings will be retained or removed, parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drain pipes, any natural features including wetlands and treed areas, historic features including family burial grounds and buildings more than 60 years old, both within the tract and within 200 feet of its boundary.
8. Location and width of all existing and proposed utility easements.
9. Zoning district affecting the tract, including district names and requirements.
10. Proposed buffer and landscaping areas.
11. Delineation of flood plains, including both floodway and flood fringe areas.
12. Contours as shown on the U.S.G.S. topographic sheets.
13. Marshes, ponds and lands subject to flooding within the tract and within 100 feet of subject tract.
14. The name of all adjacent property owners within 200 feet as they appear on the most recent tax list prepared by the Tax Assessor.
15. Minor subdivisions shall include existing and proposed iron or copper pins and/or monuments.
16. Certification by a professional engineer that the proposed lot(s) can adequately accommodate a septic system and a copy of any written review or report by the County Board of Health and the standards for High Quality Groundwater in Ordinance #2003-2.
17. Minor subdivision or minor site plan involving any street(s) requiring additional right-of-way width shall be shown granted to the Township or other government agency along one side or both sides of the streets.
18. Minor subdivision or site plan of any corner lot shall provide a sight triangle easement.
19. Any deed descriptions including metes and bounds, easements, covenants, restrictions, roadways and sight triangle dedication must be shown.
20. Official Street name(s) and house numbers.

LITWORNIA ASSOCIATES, INC.

TRAFFIC, TRANSPORTATION & ENVIRONMENTAL ENGINEERING
3 TRADING POST - P. O. BOX 2300 - MEDFORD LAKES, NJ 08055
PHONE 609-654-1334 FAX 609-654-4704 E-MAIL alitwornia@litwornia.com

February 1, 2022

Mr. William H. Pettit, Jr.
221 Newbolds Corner Road
Southampton, NJ 08088

Re: Peticote Farm Market
Block 903, Lot 6
221 Newbolds Corner Road
Southampton Township, Burlington County, NJ
LAI 20-017

Dear Mr. Pettit,

General

The property in question (PIQ) was previously approved by the Township to include a veterinary clinic and a game farm. This application is to utilize approximately 462 SF of existing building for an indoor farm stand, plus two silos with approximately 275 SF each for storage for the retail use, plus approximately 308 SF of outdoor space. Thus, the change in use on the property will amount to a grand total of 1,320 SF of retail space.

Parking

The Township requires 1 space per 200 SF. The application has a total of 1,320 retail SF, requires 7 parking spaces, 1 of which is to be for handicapped persons. The applicant meets this required number of spaces per the ordinance.

Farm Market

The PIQ is in the RR zone which allows a farm market if the Board determines if the proposed parking scheme and vehicle circulation pattern is adequate to ensure safety.

The plans submitted show that 7 parking spaces, one of which is for handicapped persons, is adequate to meet the ordinance, with 10' x 20' parking spaces, plus a 30' circulation aisle plus ample room to provide additional parking if required.

Coverage

The present coverage will remain at 1.1%, since concrete sidewalk will be replaced to provide a handicapped parking space.

Stormwater Management

Grading will not be required on site. Drainage on the site will remain unchanged, as it is presently

performing satisfactorily, and no additional drainage improvements will be required.

Conclusions

This is a relatively small use on a very large site. The parking is adequate and meets the Township ordinance. In addition, if additional parking is required, there is ample room on site to provide it, and the Veterinary Clinic was visited in December and showed there was a surplus of parking available if required, since only 9 parking spaces were used by the Veterinary Clinic at 1:00 PM on December 16, 2021 and 21 spaces were provided. If needed, additional parking can be provided at the Game Farm for employees of both the Veterinary Clinic and the Farm Market. It appears the only action required would be approval of the circulation plan and stormwater assessment to allow this project to move forward.

If you have any questions, please do not hesitate to call.

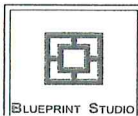
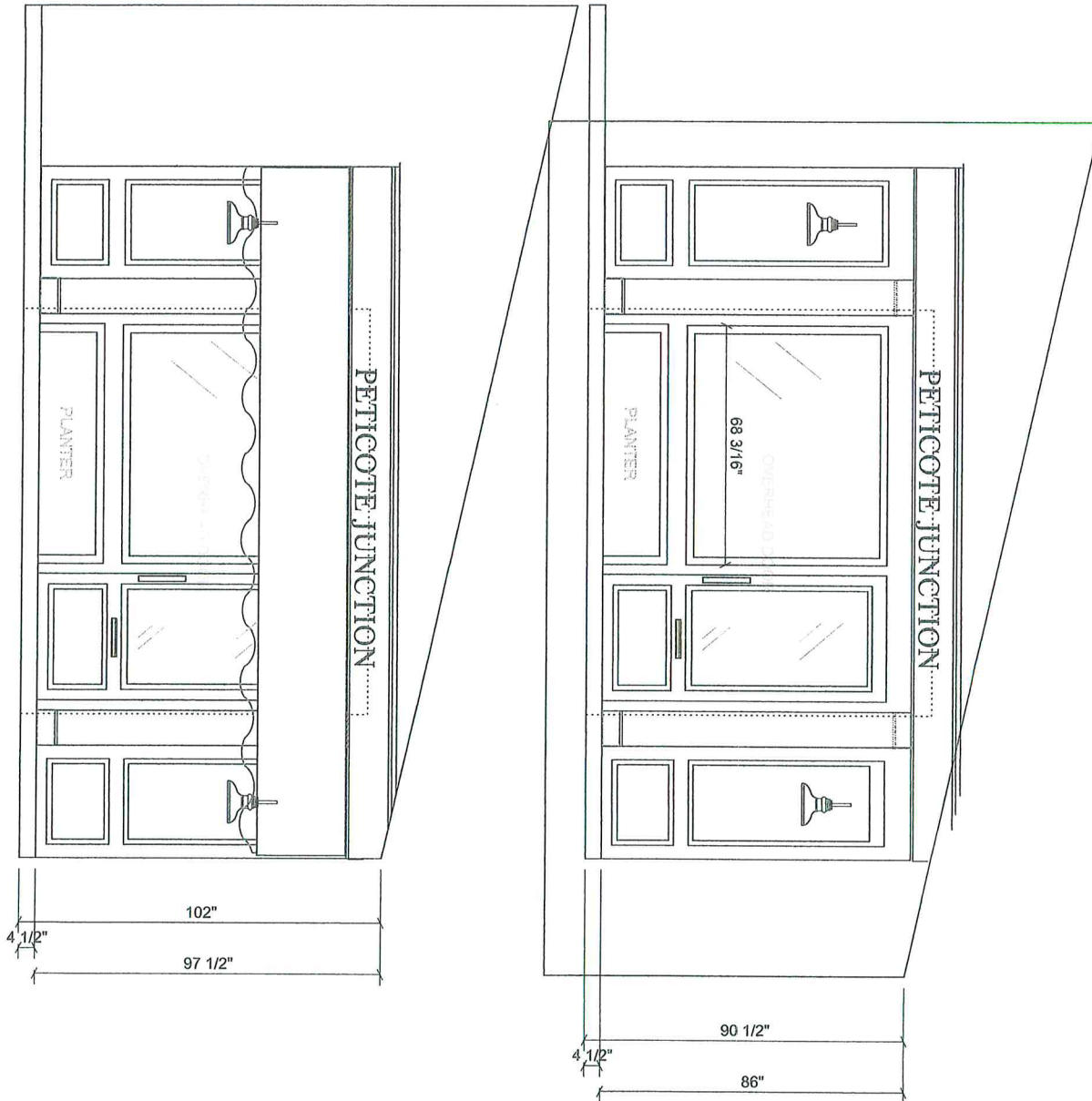
Very truly yours,

Litwornia Associates, Inc.

A handwritten signature in black ink, appearing to read "Alex Litwornia", written over a horizontal line.

By: _____
Alexander J. Litwornia, PE PP
President

File: 20-017.001_ltr_02-01-2022



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 HADDONFIELD, NJ 08033

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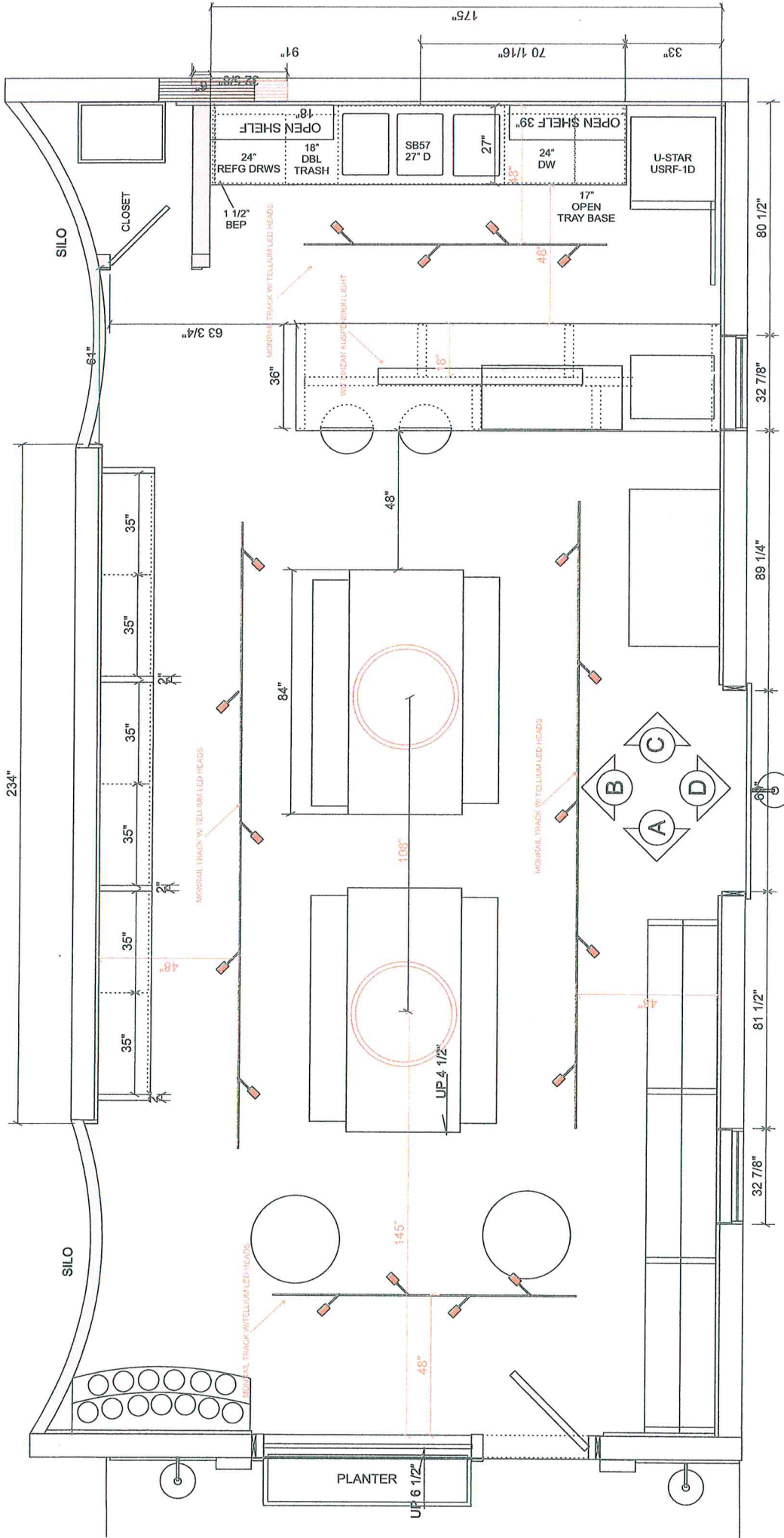
PETICOTE JUNCTION

221 NEWBOLDS CORNER ROAD
 SOUTHAMPTON, NJ 08088

DATE: September 15 2020

REVISIONS

FACADE



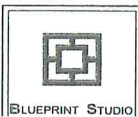
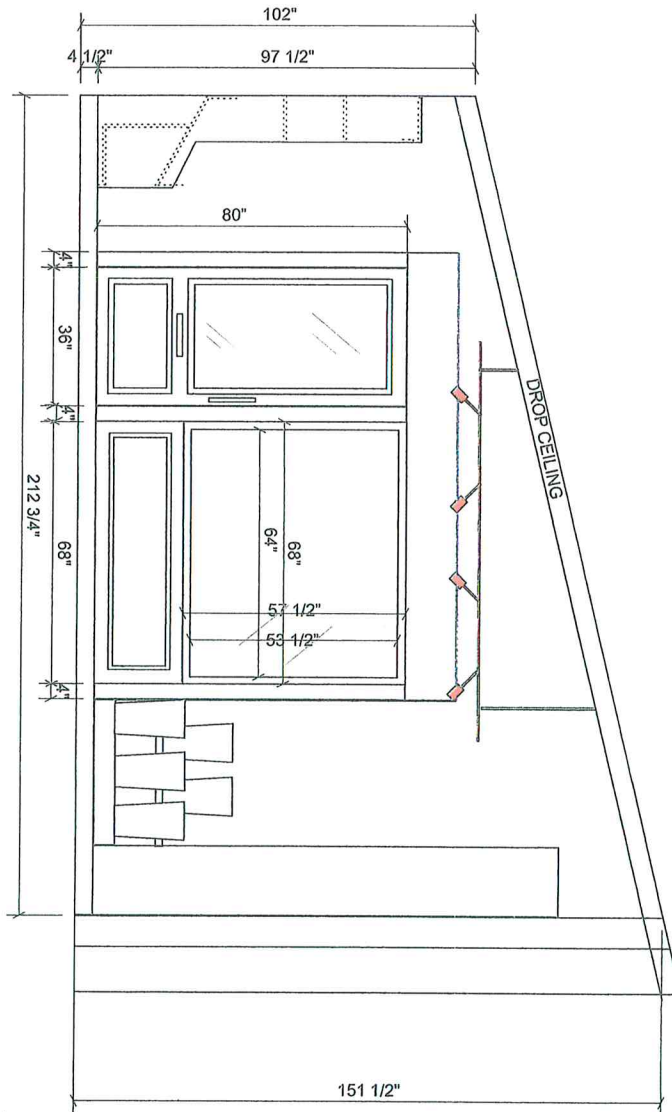
DATE:	JULY 1, 2020
REVISIONS	NOVEMBER 3RD 2021

PETICOTE JUNCTION
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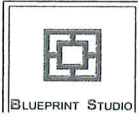
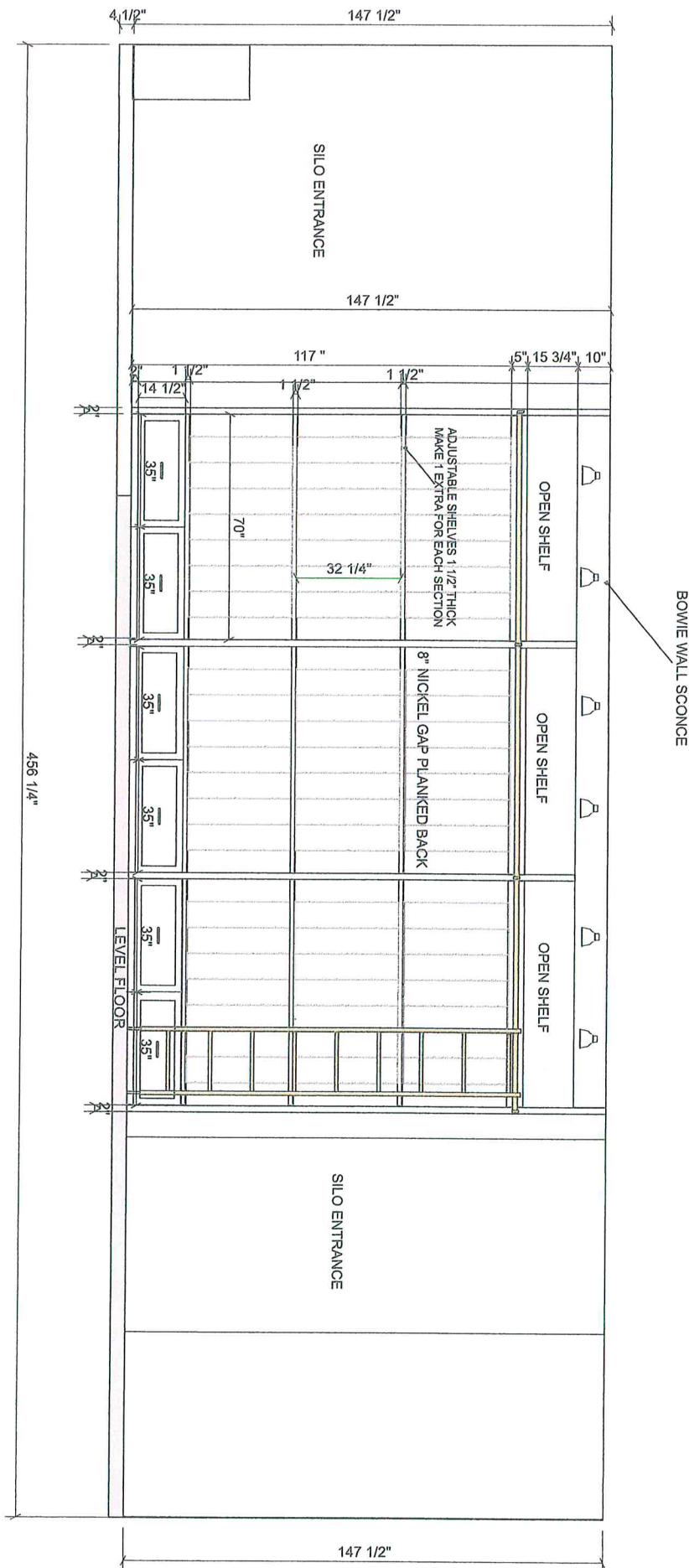
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221 NEWBOLDS CORNER ROAD
 SOUTHAMPTON, NJ 08088

DATE: JULY 1, 2020

REVISIONS: NOVEMBER 3RD 2021

ELEVATION A



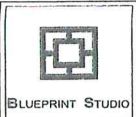
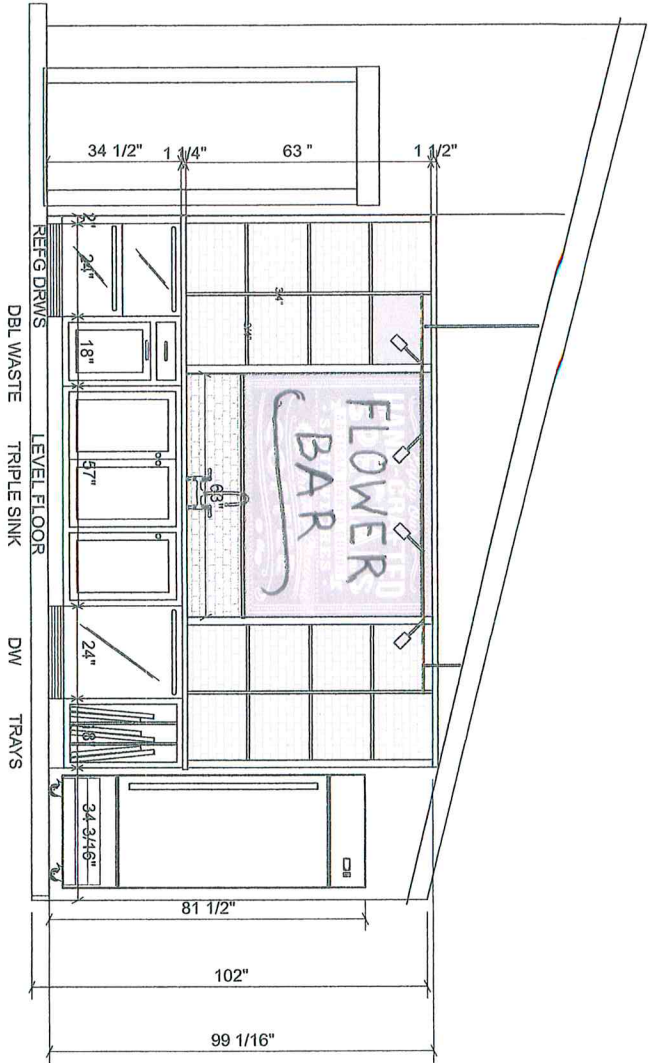
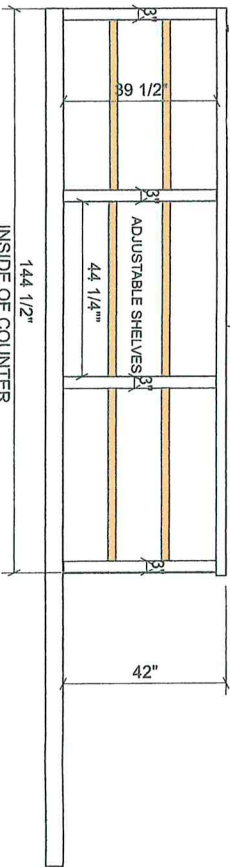
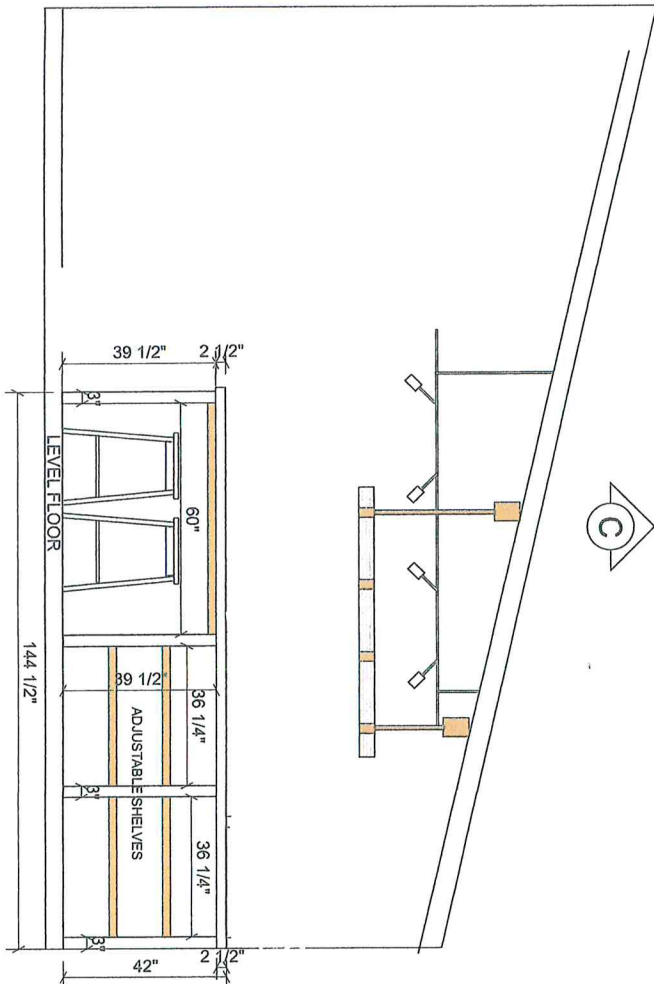
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DATE:	JULY 1, 2020
REVISIONS	NOVEMBER 3RD 2021
ELEVATION B	



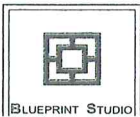
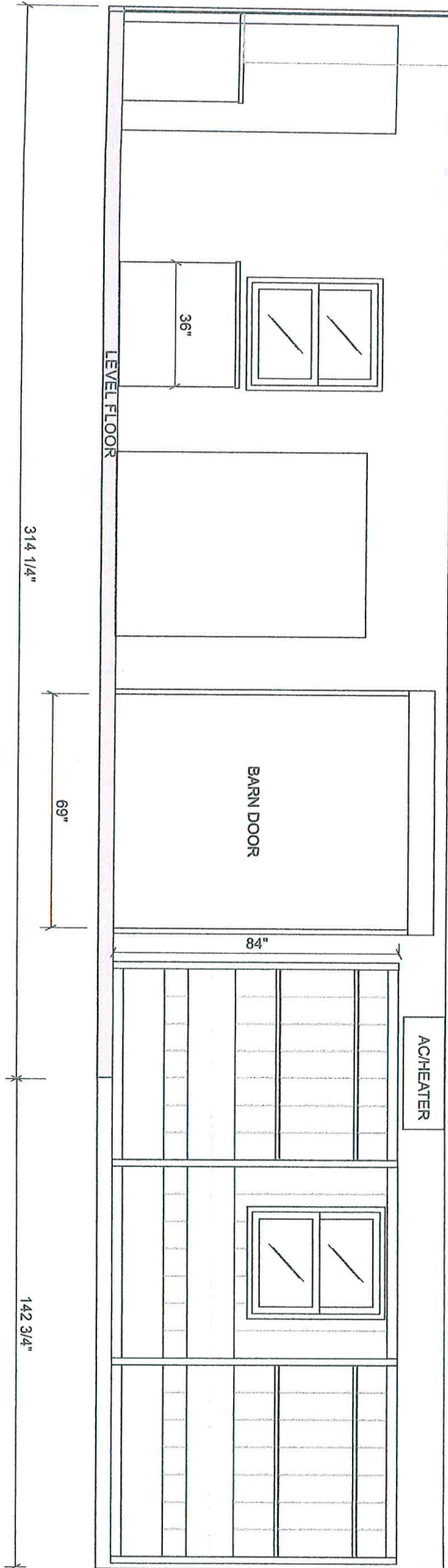
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DATE:	JULY 1, 2020
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ELEVATION C	



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DATE: JULY 1, 2020
 REVISIONS: NOVEMBER 3RD 2021
ELEVATION D