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November 2, 2020
70580 00

Attn: Ms. Denise Schmied, Secretary
Southampton Township Zoning Board
5 Retreat Road
Southampton, NJ 08088-3591

Re: **Taylor Additions**
67 Holly Boulevard
Block 25, Lot 02
Bulk Variances for Dwelling Addition and Storage Shed

Dear Board Members,

We have reviewed an application for Bulk Variances for the property referenced above, which included the following documents:

1. Cover Letter from Geneva Taylor, Cindy Taylor, and Denny Branco, dated 10/01/20;
2. Planning Board & Zoning Board application form, dated 10/13/20;
3. Checklist for C Variance, dated 10/13/20; and
4. Plan of Survey prepared by Robert L. Vallee, PLS of Vallee Surveying, Inc. of Hainesport, NJ, dated 10/8/20 and annotated by Applicant 10/13/20.

General Information

Applicant/Owner: Geneva Taylor
67 Holly Boulevard
Southampton, NJ 08088

Development Proposal

The Applicant proposes to construct a 19' x 20' addition to an existing residence and to replace a 12' x 16' shed on the southeast corner of her residential property, which is in the Pinelands Rural Development (RD) district in the Hampton Lakes neighborhood. The property also contains a small 8' x 12' shed along the east property line, which will be removed, and an 8' x 20' seabox storage container on the northeast corner.

Zoning Review

Use Requirements:

1. The single-family detached dwelling is a permitted use in the RD District.
2. Because permanent storage containers (seaboxes) are not a permitted accessory use in any of the Township's residential districts, the Applicant should provide testimony indicating whether the

seabox shown on the northeast corner of the property, which is unconnected to any paved or stone driveway, is a temporary structure or a permanent structure that has received a prior variance.

§4-3.3 indicates that “no temporary storage containers shall be placed or maintained on any private property unless it complies with one or more of the following provisions:

- a. One temporary storage container may be placed or maintained on a paved or stoned driveway for not more than 30 calendar days for the purpose of packing or unpacking goods and materials of the owner or occupant of the property in preparation for or subsequent to moving into or out of the property.
- b. One temporary storage container may be placed or maintained on a paved driveway for the purpose of storing goods and materials of the owner or occupant of the property when necessary during renovation or rehabilitation of the structure located on the premises in which the goods and material would otherwise be located during the period of renovation or rehabilitation and up to 14 calendar days prior to commencement and 14 calendar days subsequent to completion of the work but in no event more than a total of 120 calendar days. Said renovation or rehabilitation must be accompanied by the issuance of building permits from the township construction department.

If the seabox storage container is a permanent accessory structure, a c(2) bulk variance is required. For c(2) variances the Applicant must demonstrate:

- a. That the purposes of the Municipal Land Use Law (MLUL) would be advanced by a deviation from strict application of the zoning requirement;
- b. That the variance can be granted without substantial detriment to the public good;
- c. That the benefits of the deviation would substantially outweigh the detriment; and
- d. That the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

Area and Bulk Requirements:

The last column in the following table indicates how the proposed development on this corner property conforms to the area and bulk requirements in the RD zone. Please note that tax records indicate that the existing dwelling property was built in 1955 before the Township ordinance and the Pinelands Area regulations went into effect.

Requirements	Dimension	Current	Proposed	Status
Lot				
Min. Lot Area (Acres)	3.2	0.41	0.41	P
Min. Lot Frontage (Feet)	250	113.34	113.34	P
Max. Total Clearing and Disturbance (Percent)	3	100	100	P
Max. Total Impervious Coverage (Percent)	1	19.98	22.08	V
Principal Building (Dwelling)				
Max. Height (Feet)	35		< 35	C
Min. Front Yard Setback (Feet)	150		32.63	P
Min. Side Yard Setback (Feet)	75		53.7	P
Min. Rear Yard Setback (Feet)	n/a		n/a	n/a
Accessory Structure (SE corner shed)				
Min. Front Yard Setback (Feet)	66.22		22 (w 12" eave)	V
Min. Side Yard Setback (Feet)	6		5.98	V
Min. Rear Yard Setback (Feet)	n/a		n/a	n/a
Accessory Structure (NE corner seabox)				
Min. Front Yard Setback (Feet)	32.63		94	C

Min. Side Yard Setback (Feet)	6		7.62 (no eaves)	C
Min. Rear Yard Setback (Feet)	n/a		n/a	n/a

C = Conforming; P = Pre-existing, non-conforming condition; and V = Variance required

1. The table above indicates that the proposed 380 square foot dwelling addition will require a variance from §19-2.6c1(g) for increasing the existing impervious coverage from 19.98% to 22.08%, where a maximum of 1% is permitted.
2. The table above indicates that the proposed replacement of the southeast corner shed will require the following bulk c(2) variances:
 - a. From §12-4.1b1 for having a front yard setback of 22' (assuming a 12" side eave) from Kathleen Lane, which is less than existing 66.22' front yard setback of the dwelling on this corner property from that street.
 - b. From §12-4.1b2 for having a side yard setback of 5.98' (assuming no rear eave) from adjacent Lot 1, where a 6' minimum rear yard setback is required for accessory structures.

For c(2) variances the Applicant must demonstrate:

- a. That the purposes of the Municipal Land Use Law (MLUL) would be advanced by a deviation from strict application of the zoning requirement;
- b. That the variance can be granted without substantial detriment to the public good;
- c. That the benefits of the deviation would substantially outweigh the detriment; and
- d. That the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

General Comments

3. In addition to the accessory structure setback requirements noted above, §12-4.1e requires the following conditions for storage containers in the zoning districts where they are permitted:
 - a. Maximum size: 10' wide, 30' long, and 10' high;
 - b. The storage container shall be buffered by evergreen plantings on 3' intervals on each side of any container that parallels another property line to reduce visual blight to adjacent properties; and
 - c. The storage container shall be plain in color and not contain any advertising or markings intended to display a commercial message.

The Applicant should provide testimony regarding whether and how the existing structure complies with the above conditions and about how stormwater runoff from the structure and its gravel area base affects properties on adjacent Lots 2, 23, and 24.

Outside Agency Approvals

4. Any approval is subject to applicant obtaining all required permits and approvals including the following and satisfying the review letters of the Board's Professionals.
 - a. Southampton Township Construction Office, and
 - b. Any and all others that may be required.

We reserve the right to further comments as additional information becomes available.

Should you or the Applicant have any questions, please feel free to contact the undersigned.

Sincerely yours,



Rakesh R. Darji, PE, CME, PP
Zoning Board Engineer



Edward Fox, AICP, PP
Zoning Board Planner

RRD/ EF

cc: Geneva Taylor, Applicant, 67 Holly Boulevard, Southampton, NJ 08088

Thomas Coleman, Esq., Zoning Board Attorney tomcoleman@rclawnj.com