



TOWNSHIP OF SOUTHAMPTON
5 Retreat Road
Southampton, New Jersey 08088
609-859-1394
FAX 609-388-5532
Planning-zoning@southamptonnj.org

The application, with supporting documentation, must be filed with the Office of the Planning and Zoning Board Administrator. 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 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: 150 Route 530, Southampton, NJ 08088

Tax Map: Page _____ Block 701 Lot(s) 4.01

Page _____ Block _____ Lot(s) _____

Dimensions: Frontage _____ Depth _____ Total Area _____

Zoning District APPL

2. APPLICANT/OWNER/DEVELOPER:

Name: Richards Mobile Home Court, LLC

Address: 150 Route 530, Southampton, NJ 08088

Telephone No: 917-417-9072 Fax No.: 609-267-1305 Email: rmhc.llc@gmail.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 |
|----------------|----------------------------|----------|
| Shaun Richards | 150 Route 530, Southampton | 100% |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

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: N/A

_____ 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: N/A

_____ 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: Expansion of a pre-existing non-conforming use to utilize a "crawl space" foundation and allow a double-wide mobile home be placed upon said crawl space foundation.

_____ 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) SEE ATTACHED**
- 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: Mobile Home Park

8. **APPLICANT'S ATTORNEY:** Christopher J. Hanlon, Esq.
Address: 3499 U.S. 9, Freehold, NJ 07728
Telephone No: 732-863-9900 Fax 732-431-2499
email: chanlon@hnlawfirm.com

9. APPLICANT'S ENGINEER: John C. Miller, T.I.D.E.S. Co. Inc.
 Address: 378 Main Street, Lumberton, NJ
 Telephone No.: _____ Fax _____
 email: _____
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: 12-2.3 and 19-2.5(b) (2)
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) 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? Existing Private We 11 and septic.
19. Have any proposed new lots been reviewed with the Township Engineer to determine appropriate lot and block numbers? n/a
20. Are any off-tract improvements required or proposed? No
21. Is the subdivision to be filed by Deed or Plat? n/a

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

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

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

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). Trailer Parks Utilities Layout dated October 10, 2007 with revisions through May 13, 2020 prepared by John C. Miller, T.J.D.E.S. Co. Inc. 378 Main St., Lumberton, NJ

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

Christopher J. Hanlon, Esq.

Engineer

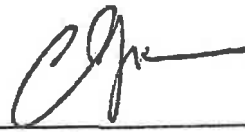
CERTIFICATION

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
15th day of May, 2020.



Notary Public
ANNETTE H. TZALMON
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2408487
My Commission Expires 5/12/2021



Signature of Applicant
Christopher J. Hanlon, Esq., Attorney for 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

____ day of _____, 20____.

Notary Public

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 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 Developer/Applicant

**ADDENDUM TO PARAGRAPH 6 OF
RICHARDS MOBILE HOME COURT, LLC'S
VARIANCE APPLICATION TO THE
SOUTHAMPTON ZONING BOARD OF ADJUSTMENT**

The property is currently used as an existing 69 site mobile home park (a/k/a/ "Trailer Park"). It has been operating with this use for decades. From the beginning of its operation, as part of the anticipated use, the mobile homes (which are titled as motor vehicles in New Jersey) are designed with and have a permanent chassis. While moving a home does not happen often, the intended use from the outset has been that any given mobile home can and will be replaced with a new one. That is what is proposed here. Despite the fact that these structures are titled as motor vehicles, they are constructed pursuant to a housing code adopted by the United States Department of Housing and Urban Development, colloquially referred to as "the HUD code". The construction of mobile homes (referred to as "manufactured homes" under the code) is regulated by the federal housing standard, subject to inspections in the factory, and upon compliant completion, a "HUD seal" is affixed to the home. All replacement homes proposed for this property, including the home in issue, will contain a HUD seal. The New Jersey administrative code applicable to construction standards provides that any mobile home containing a HUD seal, complies with any housing standard which can be enforced in New Jersey by any state or local code enforcement. Construction of the foundation is also regulated by a federal code, and inspected by licensed federal inspectors.

As it relates to this application, first, the applicant is seeking an interpretation by this Board consistent with the proposition that replacement mobile homes, which comply with the Southampton Township ordinance setback requirements (which this one does) do not need a use variance, or any variance approval since replacing mobile homes is part of the anticipated continuing use of this property. The mobile home proposed for the site in question, 12 Richards Court (interior Lot 774) does meet those setback requirements. No "bulk" variances are required. However, in this case the replacement home is larger than the mobile home it is replacing. If the board concludes that means this is an expansion of a nonconforming use, then alternatively, the applicant seeks a use variance for this purpose.

In addition, the applicant seeks a variance from ordinance section 12-2.3 to permit the use of a crawl space foundation for this home.