



State of New Jersey
THE PINELANDS COMMISSION
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PHILIP D. MURPHY
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General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

April 30, 2020

Naushaun C. Richards (via email)
140 Route 530
Southampton, NJ 08088

Re: Application # 1988-1133.005
Block 701, Lot 4.01
Southampton Township



Dear Mr. Richards:

We have reviewed your email proposing the placement of a single family dwelling (mobile home trailer) on the above referenced parcel. This letter also serves as a follow up to our April 28, 2020 telephone conversation.

Our records indicate that Block 701, Lot 4.01 contains 69 existing dwelling units (68 mobile homes and 1 dwelling unit/manager's office). This development pre-existed the 1981 effective date of the Commission's regulations.

It is our understanding that you are proposing to replace one of the 69 existing single family dwellings (mobile home trailer) on Block 701, Lot 4.01. Provided it is proposed to replace one of the pre-existing 69 existing dwelling units on the parcel, no application to the Commission would be required provided the replacement occurs within five years of removal of the existing single family dwelling (mobile home trailer).

Although no application to the Commission is required for the replacement of an existing single family dwelling (mobile home trailer), the proposed replacement dwelling must still meet the environmental standards of the Southampton Township land use ordinance and the Pinelands Comprehensive Management Plan. There are wetlands located on the parcel. The replacement single family dwelling (mobile home trailer) must either be located at least 300 feet from wetlands or no closer to wetlands the previously existing development on the parcel.

If the proposed single family dwelling (mobile home trailer) would constitute a 70th single family dwelling (mobile home trailer) on the parcel, an application to the Commission would be required. Any application to the Commission for a 70th single family dwelling on the parcel must demonstrate consistency with all current zoning requirements and environmental standards. Please note that, since existing 51.45 acre Block 701, Lot 4.01 is already undersized for zoning for the 69 existing single family dwellings, it is unlikely that an application could be approved for any additional single family dwelling units on the parcel beyond the 69 pre-existing single family dwellings (mobile home trailers).

If you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. M. Horner', with a long horizontal flourish extending to the right.

Charles M. Horner, P.P.
Director of Regulatory Programs

c: Kathleen D. Hoffman, Clerk/Administrator, Southampton Township (via email)