

# TOWNSHIP OF SOUTHAMPTON

ZONING OFFICIAL  
5 RETREAT ROAD  
SOUTHAMPTON NJ 08088  
(609) 859-2786 ext. 2120

## DENIAL OF PERMIT

February 28, 2020

### RE: APPLICATION FOR ZONING

Dear Richards Mobile Homes,

Your application for a permit to 56 x 26.4 double wide manufactured home "mobile home" with foundation at the property located at 140 Route 530, Southampton Township, Block: 701 Lot: 4 is hereby denied for noncompliance with the provisions of the Municipal Zoning Ordinance for the following reason(s):

#### **12-2.3. Definitions applicable throughout Southampton Township.**

**MOBILE HOME:** Any unit, whether licensed or not, used for living, sleeping or business purposes by one or more persons, built on a chassis, designed without a permanent foundation and shall include a dwelling, sleeping or business unit of vehicular design used or intended or constructed for use as a conveyance upon the public streets and highways, whether licensed or not, and shall further include self-propelled and non-self-propelled vehicles and other structures so designed, constructed and reconstructed or added to by means of accessories in such a manner as to permit the occupancy thereof as a dwelling, sleeping place or for business purposes for one or more persons **and having no foundation other than wheels, jacks, piers or skirting so arranged as to be integral with or portable by the mobile home and shall further include the type of dwelling known as a trailer or camp car**

The property is located in the APPL zone which permits the following:

#### **19-2.5. Agricultural production.**

##### **b. Permitted uses.**

2. Residential dwelling units not to exceed a gross density one unit per 10 acres, provided that:

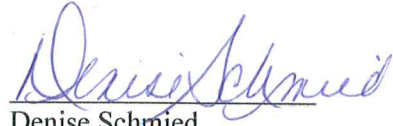
- (a) The dwelling is accessory to an active agricultural operation;
- (b) The dwelling is for an operator or employee of the farm who is actively engaged in and essential to the agricultural operation;
- (c) The dwelling is to be located on a lot which is under or qualified for agricultural assessment;
- (d) The dwelling is located on a lot which has an active production history or where a farm management plan has been prepared which demonstrates that the property will be farmed as a unit unto itself or as part of another farm operation in the area.

And because the property is within the Pinelands, that unless you have documentation that the proposed development would qualify as a permitted use under a, b, c, or d, above, I have to deny the application for a zoning permit.

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Information on procedures for an appeal of this decision to the Board of Adjustment and/or Planning Board can be obtained from the Secretary of the Board. It should be noted that under State Statute, notice of appeal of this decision must be filed with the appropriate Board not later than twenty (20) days from the date of this notice.

Please contact the Board Secretary, for an appointment at (609) 859-2786.



Denise Schmied  
Zoning Officer