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August 26, 2021  
70591 00

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

Re: **Completeness Review**  
**Creel Swimming Pool**  
34 Constitution Drive  
Block 2902.03, Lot 17  
Bulk Variances for In-Ground Swimming Pool and Lot Clearing  
Rural Community – Pinelands (RC) Zone

Dear Board Members,

We have reviewed an application for a c(1) Bulk Variance for the property referenced above, which included the following documents:

1. Planning Board & Zoning Board application form;
2. Plan of Survey prepared by Avi Luzon, PLS of Mount Holly, NJ dated 5/23/2017, photocopied and annotated by Applicant; and
3. Pool Grading Plan prepared by James E. Maccariella, Jr., PE of Marlton, NJ dated 6/15/21 and last revised 7/2/21.

**General Information**

**Applicant/Owner:** Steven Creel  
34 Constitution Drive  
Southampton, NJ 08088

**Applicant's Engineer:** James E. Maccariella, Jr., PE  
38 Country Squire Lane  
Marlton, NJ 08053

**Development Proposal**

The Applicant request a bulk variance to add 1,700 SF of additional impervious coverage on its 1.09-acre property to construct a private in-ground swimming pool. Private swimming pools are a permitted accessory use in this zoning district.

The Applicant's documents show that only 648 SF (or 38%) of this 1,700 SF of additional impervious coverage is pool, while the remainder is for pool perimeter edging and extended patio paving. The proposed development would increase the property's total impervious coverage to 16.1%, where a maximum of 10% is permitted. The property's current impervious coverage, which includes a 2,505 SF footprint for the dwelling, 2,616 SF for a driveway and walkway, and 831 SF for a deck, is 5,952 SF or 12.5%. **A bulk variance is required under §19-2.7c.1.(g).**

The proposed development will require second bulk variance for exceeding the RC zone's maximum total clearing and disturbance limit of 15%. NJDEP 2020 aerial photography shows that the property's clearing and disturbance was then roughly 25-30% for the dwelling, attached rear deck, roughly 20' wildfire perimeter clearing, driveway, walkway, and septic system. This would have been the maximum permitted by the Pinelands Commission for the property's initial 1999 development under the Comprehensive Management Plan (CMP). Google Earth 2021 aerial photography appears to indicate that the Applicant has already cleared and disturbed most of the vegetation and soil needed to build the proposed development; however, the Applicant's pool grading plan shows the need for additional clearing and disturbance west of the currently cleared area. **A bulk variance is required under §19-2.7c.1(f).**

The Applicant has not provided sufficient information to determine the pre-existing and proposed final amount of vegetative clearing and soil disturbance required for the proposed development. **Until this information is provided by a licensed professional, we recommend that the Board find the application INCOMPLETE for its review and consideration of approval.**

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: Steven Creel, Applicant, via email [secreel@gmail.com](mailto:secreel@gmail.com)

James E. Maccariella, Jr., Applicant's Engineer via email [macc5@comcast.net](mailto:macc5@comcast.net)

Thomas Coleman, Esq., Zoning Board Attorney [tomcoleman@rclawnj.com](mailto:tomcoleman@rclawnj.com)