

Planning & Zoning Board of Adjustment  
5 Retreat Road, Southampton, NJ 08088  
planning@southamptonnj.org  
zoning@southamptonnj.org

MEMORANDUM

TO: PROFESSIONAL STAFF

- \_\_\_\_\_ PLANNING BOARD ATTORNEY
- \_\_\_\_\_ PLANNING BOARD ENGINEER
- \_\_\_\_\_ PLANNING BOARD PLANNER
- \_\_\_\_\_ ZONING BOARD ATTORNEY
- \_\_\_\_\_ ZONING BOARD ENGINEER
- \_\_\_\_\_ ZONING BOARD PLANNER

DATE: September 14, 2021

RE: APPLICATION INFORMATION

The following information is for new applications to either the Planning Board or Zoning Board of Adjustment

PROJECT ID: 21-1903-44

PROJECT NAME: George-1978 Rt 206 Addition

CATEGORY CODE: ZNBKVR

SITE ADDRESS: 1978 Route 206 Southampton NJ 08088

APPLICANT'S NAME: Donald George

APPLICANT'S ADDRESS: 1978 Route 206 Southampton NJ 08088

The information above must be used on all invoices. Copies should be given to your Accounts Receivable Department, reviewers and inspectors. Any invoice or voucher received by the Township without this information will be returned. Copies of all invoices are to be mailed to the applicant at the same time as they are forwarded to the Township.

All invoices are to be sent to the Finance Officer by the 24<sup>th</sup> of the month for payment at the next month's regular Township Committee meeting (third Tuesday of the month).

Following these instructions will eliminate the chance of hearing postponements due to deficient balances. Projects that have been approved by the Planning or Zoning Board and have gone to "bond" or Engineer Inspections, must be verified by the Finance Officer for possible new Project ID's given at receipt of "Performance Bond and Performance Engineer's Inspection" by the Township Clerk.

Charges to an applicant's escrow account should only be for review of the application, not for a special hearing before one of the Boards. Review N.J.S. 40:55D-53 for any questions regarding proper billing to an applicant's escrow account.

Cc: Nancy K. Gower, CMFO

LAND DEVELOPMENT

Appendix A-4  
C Variance (Bulk Variance)

CHECKLIST C VARIANCE

Revised 4-13-2004  
Revised 12-8-2004

SUBMISSION CHECKLIST  
TOWNSHIP OF SOUTHAMPTON, NEW JERSEY  
APPLICATION FOR BULK VARIANCES-(C) VARIANCE  
ZONING BOARD OF ADJUSTMENT

(ORIGINAL AND 15 COPIES OF ALL INFORMATION SUBMITTED, MUST BE PROVIDED BY APPLICANT.)

BLOCK 1903 LOT(S) 44

APPLICANT/DEVELOPER'S NAME Donald George

PROPERTY LOCATION ADDRESS: 1978 RT 206

DATE OF SUBMISSION: 9-14-21

- Required Application.
- Required Application Fee and Escrow Deposit. (See attached Fee and Escrow Ordinance.)
- Certification by the Tax Collector that all taxes on said property are paid to date.
- Current Survey (Within one year of date of application.) showing proposed development.
- Architectural elevations for proposal.
- Escrow Agreement.
- LEISURETOWNE APPLICATIONS ONLY: Copy of Letter of Approval from the Architectural Review Committee of the Leisuretowne Association.
- Written request for any waiver(s).

This checklist is not a substitute for any specific submission requirement of our Ordinances. See Ordinances for details. For any of the above requirements not submitted, a statement requesting a waiver and reason(s) must be submitted.

All applications received by the Zoning Board will be reviewed for completeness. No application will proceed to the Board until deemed complete by the review staff.

Pursuant to N.J.S.A. 40:55D-70(c) "The Zoning Board of Adjustment shall have the power to: (1) Where: (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or (b) by reason of exceptional topographic conditions of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation pursuant to Article 8 of this act

LAND DEVELOPMENT

(40:55D-62 et seq.) would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property, grant, upon an application or an appeal relating to such property, a variance from such strict application of such regulation so as to relieve such difficulties or hardship; (2) where in an application or appeal relating to a specific piece of property the purposes of this act would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment, grant a variance to allow departure from regulations pursuant to Article 8 of this act; provided, however, that the fact that a proposed use is an inherently beneficial use shall not be dispositive of a decision on a variance under this subsection and provided that no variance from those departures enumerated in Subsection d of this section shall be granted under this subsection; and provided further that the proposed development does not require approval by the planning board of a subdivision, site plan or conditional use, in conjunction with which the planning board has power to review a request for a variance pursuant to Subsection a of § 47 of this act (40:55D-60); and. . .”

Answer these questions in your reasons for granting of the relief:

1. Does my property have a unique shape, physical feature, etc.?
2. Is my proposal in character with my neighborhood?
3. Will my proposal affect the character of my neighborhood?
4. Will my proposal be an advancement or detriment to the zoning ordinances, Master Plan and my neighborhood?

① yes. The property is NARROW AND Deep

② yes

③ yes, It will make the neighborhood Nicer. (my House is UGLY)

④ It will NOT AFFECT the MASTER PLAN,



**TOWNSHIP OF SOUTHAMPTON**  
**5 Retreat Road**  
**Southampton, New Jersey 08088**  
**609-859-2786**  
**FAX 609-388-5532**

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: X  
 Application Fees: \_\_\_\_\_  
 Scheduled for: Review for Completeness: \_\_\_\_\_ Hearing: \_\_\_\_\_

**1. SUBJECT PROPERTY:**

Property Location Address: 1978 RT 206N

Tax Map: Page \_\_\_\_\_ Block 1903 Lot(s) 44  
 Page \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Dimensions: Frontage \_\_\_\_\_ Depth \_\_\_\_\_ Total Area \_\_\_\_\_  
 Zoning District AP-PL

**2. APPLICANT/OWNER/DEVELOPER:**

Name: DONALD GEORGE / ROBERT DEMARCO  
 Address: 7A WYNNWOOD DRIVE PEMBERTON NJ 08068  
 Telephone No: 609 915-6379 Fax No.: \_\_\_\_\_ Email: D-GEORGE.JR@COMCAST.NET  
 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	<u>DONALD GEORGE</u>	Address	<u>7A WYNNWOOD DR</u>	Interest	<u>50%</u>
Name	<u>ROBERT DEMARCO</u>	Address	<u>7 LIBERTY AVE</u>	Interest	<u>50%</u>
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____

**4. If Owner is other than the applicant, provide the following information on the Owner(s):**

Owner's Name: \_\_\_\_\_  
 Address: N/A  
 Telephone No: \_\_\_\_\_ Fax No.: \_\_\_\_\_

5. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING: SUBDIVISION:

- \_\_\_\_\_ 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:

- \_\_\_\_\_ 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: \_\_\_\_\_

- \_\_\_\_\_ 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)
- X \_\_\_\_\_ 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)

7. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing and proposed on the property:

Yes(attach copies) \_\_\_\_\_ No X \_\_\_\_\_ 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: RESIDENTIAL HOME

8. APPLICANT'S ATTORNEY: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone No: \_\_\_\_\_ Fax N/A  
 email: \_\_\_\_\_



9. APPLICANT'S ENGINEER: MARINO ENGINEER SERVICES  
 Address: PO BOX 103 LANESVILLE N.J. 08326  
 Telephone No.: \_\_\_\_\_ Fax \_\_\_\_\_  
 email: \_\_\_\_\_ 856-691-0573
10. APPLICANT'S PLANNING CONSULTANT: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone No.: \_\_\_\_\_ Fax N/A  
 email: \_\_\_\_\_
11. APPLICANT'S TRAFFIC ENGINEER: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone No.: \_\_\_\_\_ Fax N/A  
 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 N/A  
 email: \_\_\_\_\_
13. Section(s) of Ordinance from which a variance is requested: 19-2.5 / c / c
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 or the Courier Post) 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? NO
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? N/A
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? NONE

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

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

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

NA

Engineer

NA

### 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  
30 Day of August, 2021.



Michele Gittinger  
MICHELE GITTINGER  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
ID # 50148329  
MY COMMISSION EXPIRES JAN. 13, 2026

[Signature]  
Signature of 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.

8-29-21

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.

N/A

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature Developer/Applicant



#6 I would like to add an addition  
to give more living space to  
1 bedroom and 1 living room.

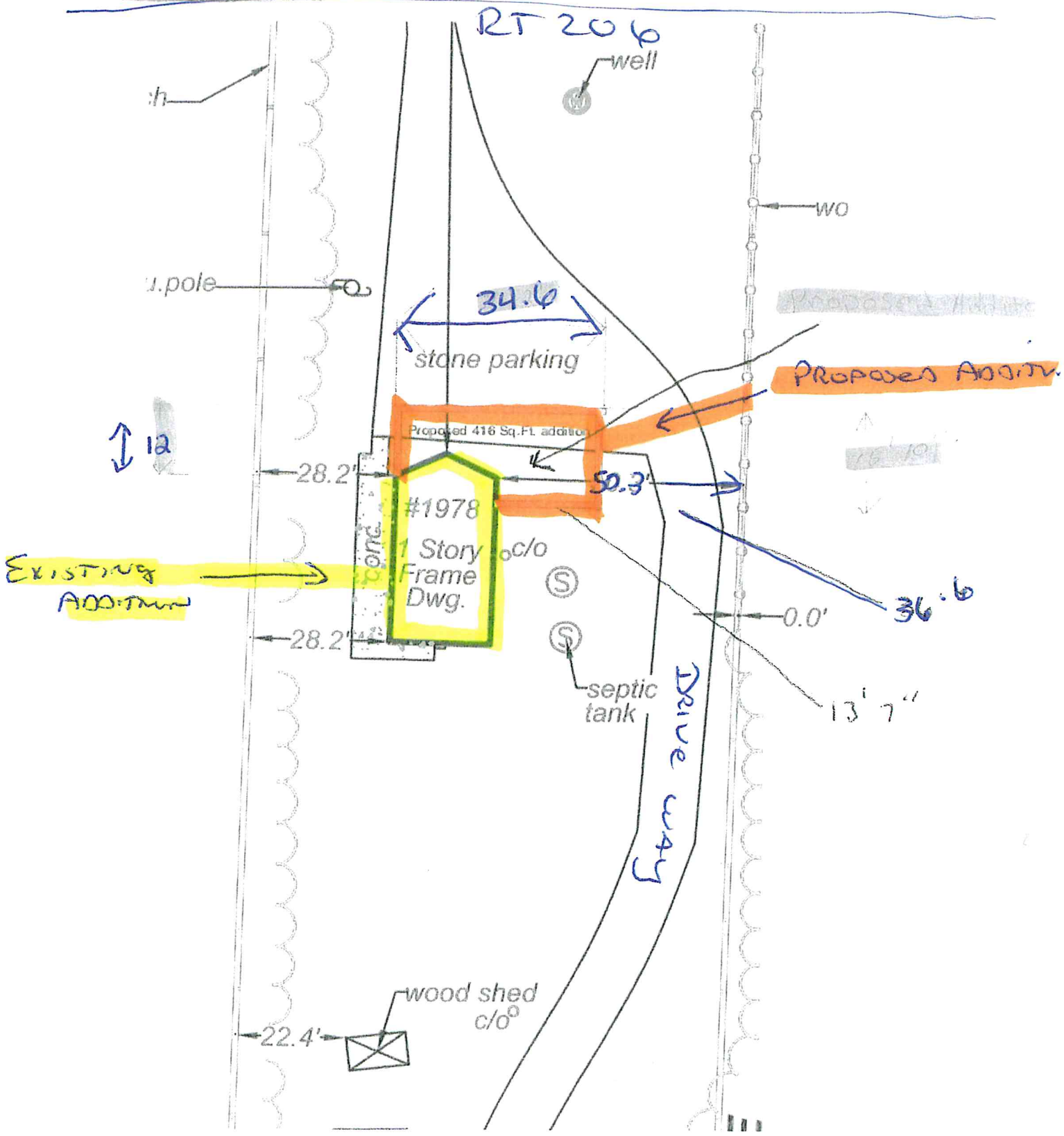
I would also like to improve the  
appearance of the home

Lot 44  
B 19.3

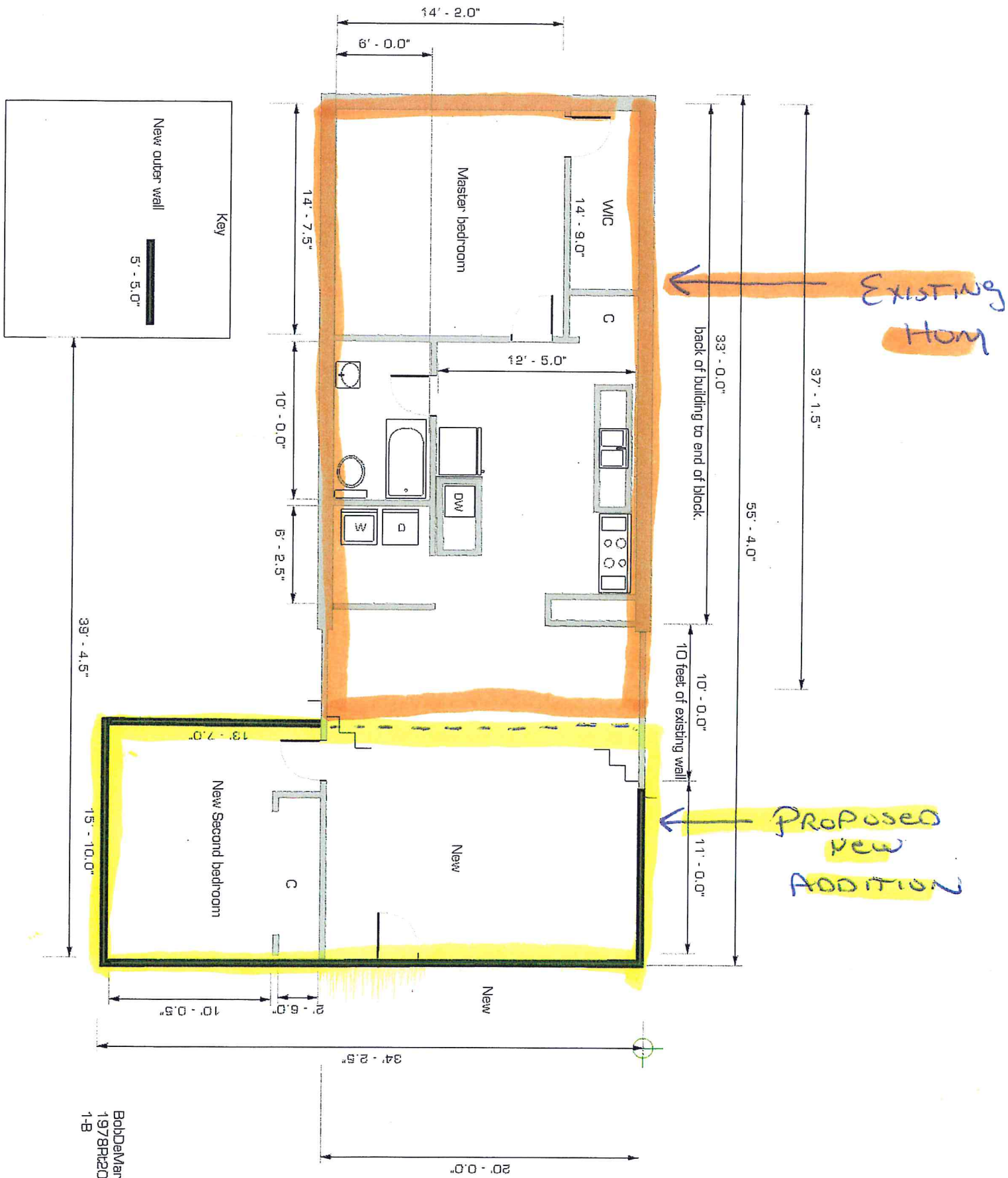
Dan George 609 915 6379  
Robert Demarco 609 743 6888

1978 RT 206

SD







FRONT OF HOUSE

ROUTE 204

BobDeMarco  
1978R1206  
1-B













**Public Health**  
*Prevent Promote Protect*  
Burlington County Health Department  
*Health Starts Here*

**Department of: HEALTH**

Phone: (609) 265-5548  
Fax: (609) 265-3152  
E-mail: [bchd@co.burlington.nj.us](mailto:bchd@co.burlington.nj.us)  
<http://www.co.burlington.nj.us/health>

August 4, 2021

Donald George and Robert Demarco  
7A Wynwood Drive  
Pemberton NJ 08068

Re: Block 19.3 Lot 44, 7A Wynwood, Expansion of existing bedroom and existing living room  
Southampton Township NJ

To whom it may concern,

Based on the information submitted to this department regarding the above referenced addition this department does not require any alteration, expansion, or replacement of the existing septic system or well.

Per the application submitted, this addition will not result in an increase to the existing number of bedrooms.

Should you have any questions you may contact the undersigned.

Sincerely,

Sara Zuccarello

Pr. Registered Environmental  
Health Specialist 609-265-5568

**Board of County Commissioners**  
**County of Burlington**  
**New Jersey**



Physical Address:  
15 Pioneer Boulevard  
Westampton, NJ 08060

Mailing Address:  
49 Rancocas Road  
P.O. Box 6000  
Mount Holly, NJ 08060-6000



# TOWNSHIP OF SOUTHAMPTON

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

## DENIAL OF PERMIT

August 9, 2021

### RE: APPLICATION FOR ZONING

Dear Donald George,

Your application for a permit to construct an Addition at the Residential property at 1978 Route 206, Southampton Township, Block: 1903 Lot: 44 is hereby denied for noncompliance with the provisions of the Municipal Zoning Ordinance for the following reason(s):

**The application submitted for the construction of an addition does not meet the 10% impervious coverage for the Agricultural Production Zone and does not meet the side yard set back requirements of 100 feet minimum.**

The property is located in the "AP PL" zone which permits the following:

Chapter 19. Pinelands Development

19-2.5. Agricultural Production.

c. Development standards.

1. Residential.

- (a) Lot frontage: 250 feet minimum.
- (b) Front yard: 100 feet minimum.
- (c) Side yard: 100 feet minimum.**
- (d) Rear yard: 100 feet minimum.
- (e) Lot clearing, including ground cover and soil disturbance: standard - 15% maximum, per § 19-4.2.
- (f) Impervious coverage: standard - 10% maximum.**

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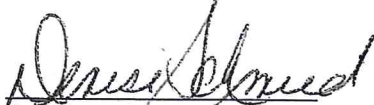
Information on procedures for an appeal of this decision to the Board of Adjustment and/or Planning Board can be obtained from the Secretary of the Board by emailing the secretary at [zoning@southamptonnj.org](mailto:zoning@southamptonnj.org) for the Zoning Board or [planning@southamptonnj.org](mailto:planning@southamptonnj.org) for the Planning 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 with any questions regarding the procedure process. All applications and forms are located on our website.

[https://www.southamptonnj.org/government/construction\\_\\_zoning.php#outer-33](https://www.southamptonnj.org/government/construction__zoning.php#outer-33)

Planning Board & Zoning Board Application Forms



Denise Schmied,  
Zoning Officer