

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 13, 2021

RE: APPLICATION INFORMATION

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

PROJECT ID: 21-3201095

PROJECT NAME: Ratio 85 Cranberry Polebarn

CATEGORY CODE: 2NBKVR

SITE ADDRESS: 85 Cranberry Run Southampton NJ 08088

APPLICANT'S NAME: Thomas Ratio

APPLICANT'S ADDRESS: 85 Cranberry Run 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 **24th** 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 3201.09 LOT(S) 5

APPLICANT/DEVELOPER'S NAME Thomas & Rao Jr

PROPERTY LOCATION ADDRESS: 85 CRANBERRY RUN

DATE OF SUBMISSION: 8/27/2021

- 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?

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: _____
Application Fees: _____
Scheduled for: Review for Completeness: _____ Hearing: _____

1. SUBJECT PROPERTY:

Property Location Address: 85 CRANBERRY RUN

Tax Map: Page _____ Block 3201.09 Lot(s) 5

Page _____ Block _____ Lot(s) _____

Dimensions: Frontage _____ Depth _____ Total Area _____

Zoning District _____

2. APPLICANT/OWNER/DEVELOPER:

Name: Thomas G Raio Jr

Address: 85 Cranberry Run, Southampton

Telephone No: 609 284 6539 Fax No.: _____ Email: TOM.RAIO@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 _____

Name _____ Address _____ Interest _____

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: _____

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)
- _____ 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 _____ 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: _____

8. **APPLICANT'S ATTORNEY:** _____

Address: _____

Telephone No: _____ Fax _____

email: _____

9. APPLICANT'S ENGINEER: _____
 Address: _____
 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: _____
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? NO
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? _____

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	_____	_____	_____
Burlington County Soil Conservation District	_____	_____	_____
NJ Dept. of Environmental Protection	_____	_____	_____
Pinelands Commission	_____	_____	_____
Stream Encroachment Permit	_____	_____	_____
Wetlands Permit	_____	_____	_____
Other	_____	_____	_____
NJ Dept. of Transportation	_____	_____	_____
Public Service Electric & Gas Company	_____	_____	_____
County 9-1-1 Coordinator, Street Name Approval	_____	_____	_____

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

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
_____ Day of _____, 20 ____.

Notary Public

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.

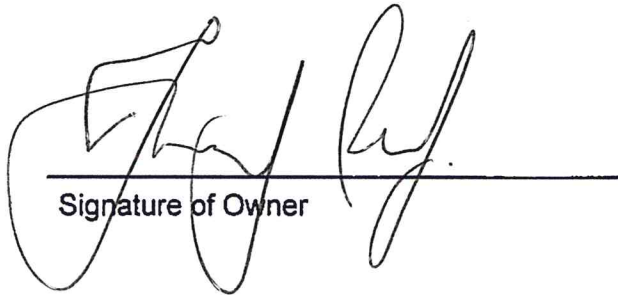
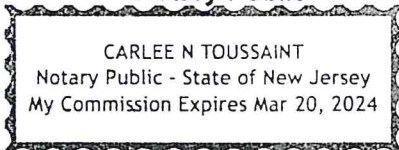
(If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this

13th Day of September, 2021.



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.

9/13/2021
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



Public Health
Prevent. Promote. Protect.

Burlington County Health Department
Health Starts Here

Board of County Commissioners
County of Burlington
New Jersey



Department of: HEALTH

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

Physical Address:
15 Pioneer Boulevard
Westampton, NJ 08060

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

August 18, 2021

Thomas Raio
85 Cranberry Run
Southampton, NJ 08088

Township: Southampton
Block 3201.09, Lot 5

PROPOSED PROJECT: 30' x 48' pole barn

To Whom It May Concern:

Based on the information submitted to this Department regarding the above proposed project, this Department does not require any alteration, expansion, or replacement of the existing septic system. The above project also meets all distance requirements set forth in N.J.A.C. 7:9A.

Should you have any questions, please contact me at mreinhardt@co.burlington.nj.us or 609-265-5519.

Sincerely,

Megan Reinhardt
Registered Environmental Health Specialist

Cc: CCO
File

Thomas G Raio Jr, Permit Applicant

85 Cranberry Run

Southampton, NJ 08088

To Whom it may concern:

I Thomas Raio, residing at 85 Cranberry Run, am requesting a Variance hardship relief. I am attempting to build a 30' x 48' pole barn at my home. The area in which I am attempting to construct the pole barn is my side yard. Due to my property being atypical located on a corner lot the road (Sooy Place) side is also considered frontage. Due to the code stating accessory buildings cannot be in the front yard and must be place behind the residence is the reason I was denied the original permit. All the exposure to Sooy Place and Cranberry Run from the proposed pole barn currently has trees and natural coverage in between (as shown in photos).

Use- Would be used for storage for my personal items and vehicles. I would like to clean up my yard and have my items out of sight. I want to improve the Curb Appeal.

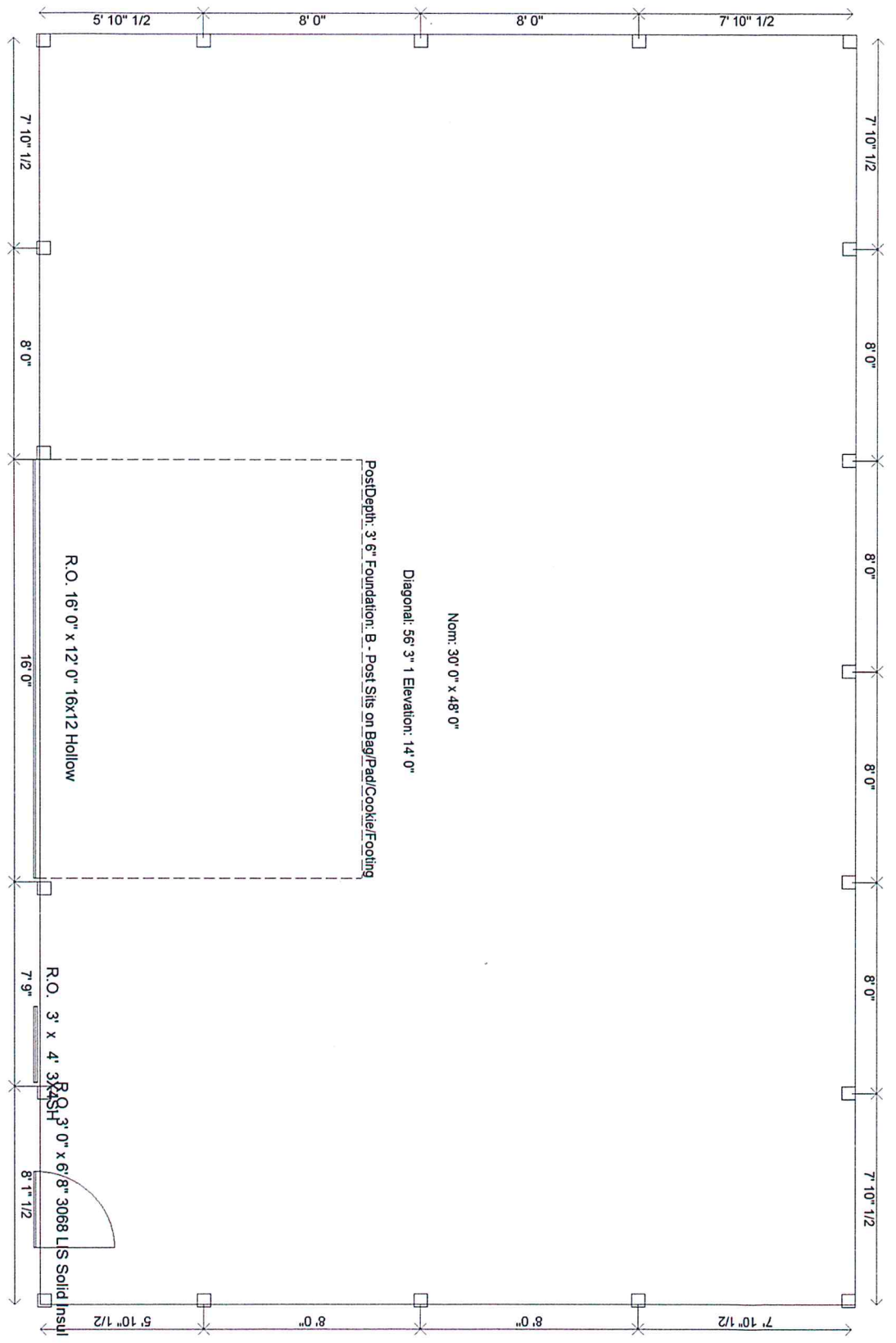
Construction- The pole barn would be constructed from a wood timber. Exterior would be a painted metal finish. The Trim, roof and walls would be color matched as close as possible to my home to be aesthetically pleasing. The colors are near identical match, including the garage door.

Pole barn would have a couple interior and exterior lights. Building would not have any plumbing.

I am would also like to install a 6' wood privacy fence along the tree line on the corner and side of my lot. This will not interfere with any sight triangle as indicated on survey and would be placed 20 feet from the edge of Cranberry Run 10 feet from the edge Sooy Place of the roads. This will also assist in security for our kids, as there are many people who stop along my property on Sooy place Rd for reasons unknown, littering, etc. We currently have also had trespassers entering our property from Sooy place as well. This fence will assist in the security and privacy for my family.

Thank you for your consideration

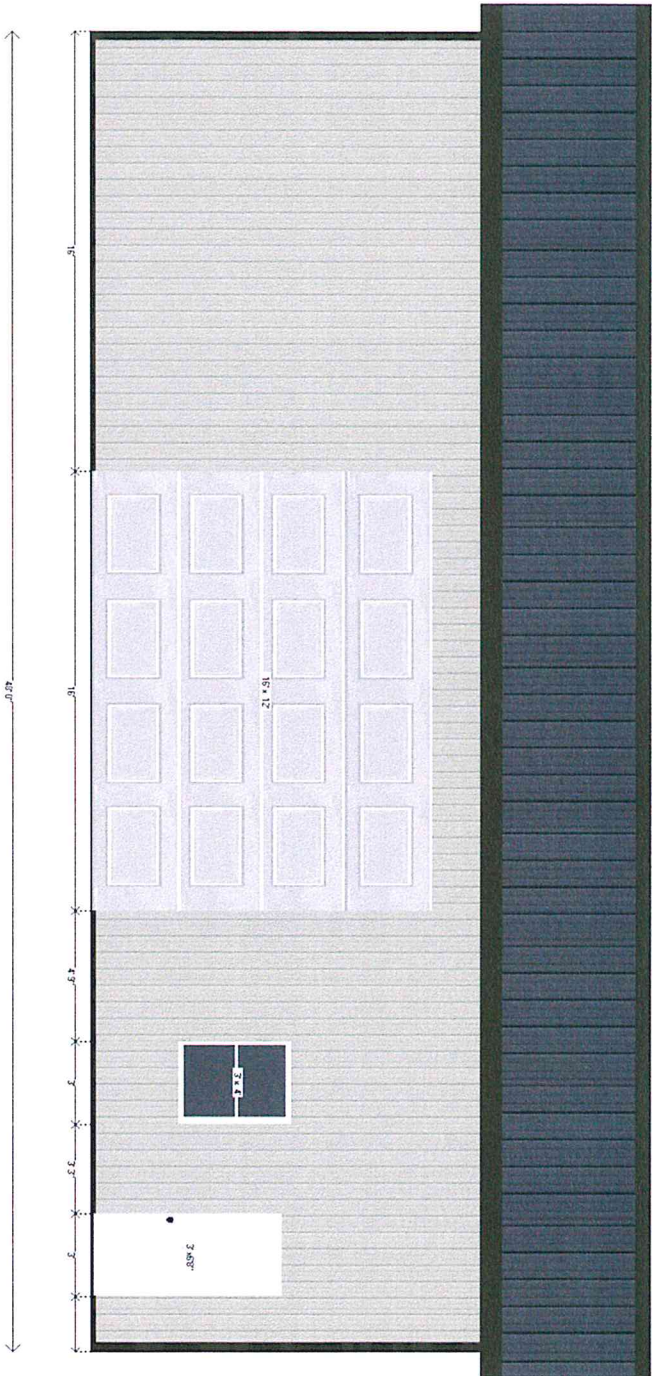
Thomas Raio



Cooperwille Pole Buildings
 Custom Post Frame Buildings
 610-470-8216

Date: 8/18/2024
 Project: Pole Building
 341 Swedes Road, Columbia, PA 17316
 610-470-8216
 By: PostFrameKings.com

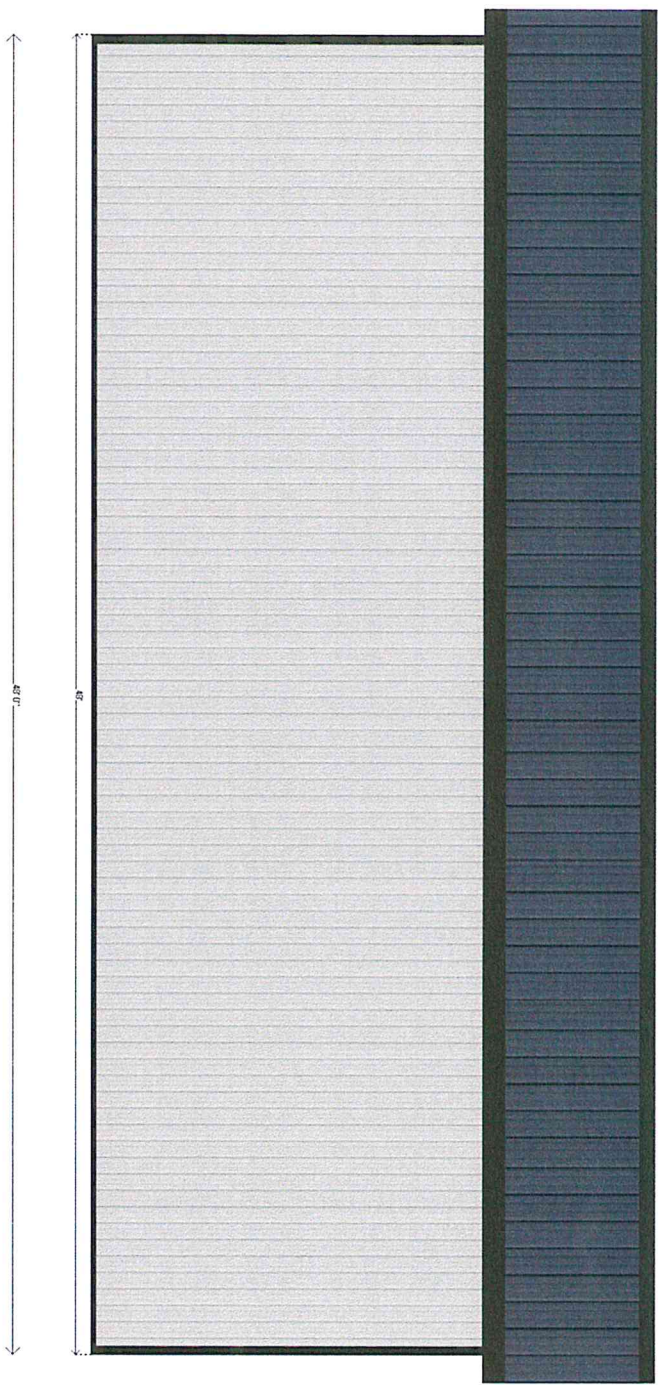
ELEVATION PLAN (BY DIRECTION, ALL WINGS) -- South



Centerville Pole Buildings
 Custom Pole Buildings
 Centerville, MO 64501

Call: 817-2021
 Tom Rabe, P.E.
 9415 S. Kirkwood Corporate Park
 P.O. Box 1000
 Centerville, MO 64501
 By Appointment Only

ELEVATION PLAN (BY DIRECTION, ALL WINGS) -- North



CONROY
POLE BUILDINGS
CONROY BUILDINGS

ONE 875/8231
TENNESSEE
5811 SHELBY ROAD COVINGTON, TN 38015
BY PROFFER HANCOCK

ELEVATION PLAN (BY DIRECTION, ALL WINGS) -- West



Schwartz
Pole Buildings
Custom Pole Frame Buildings
610-470-8215

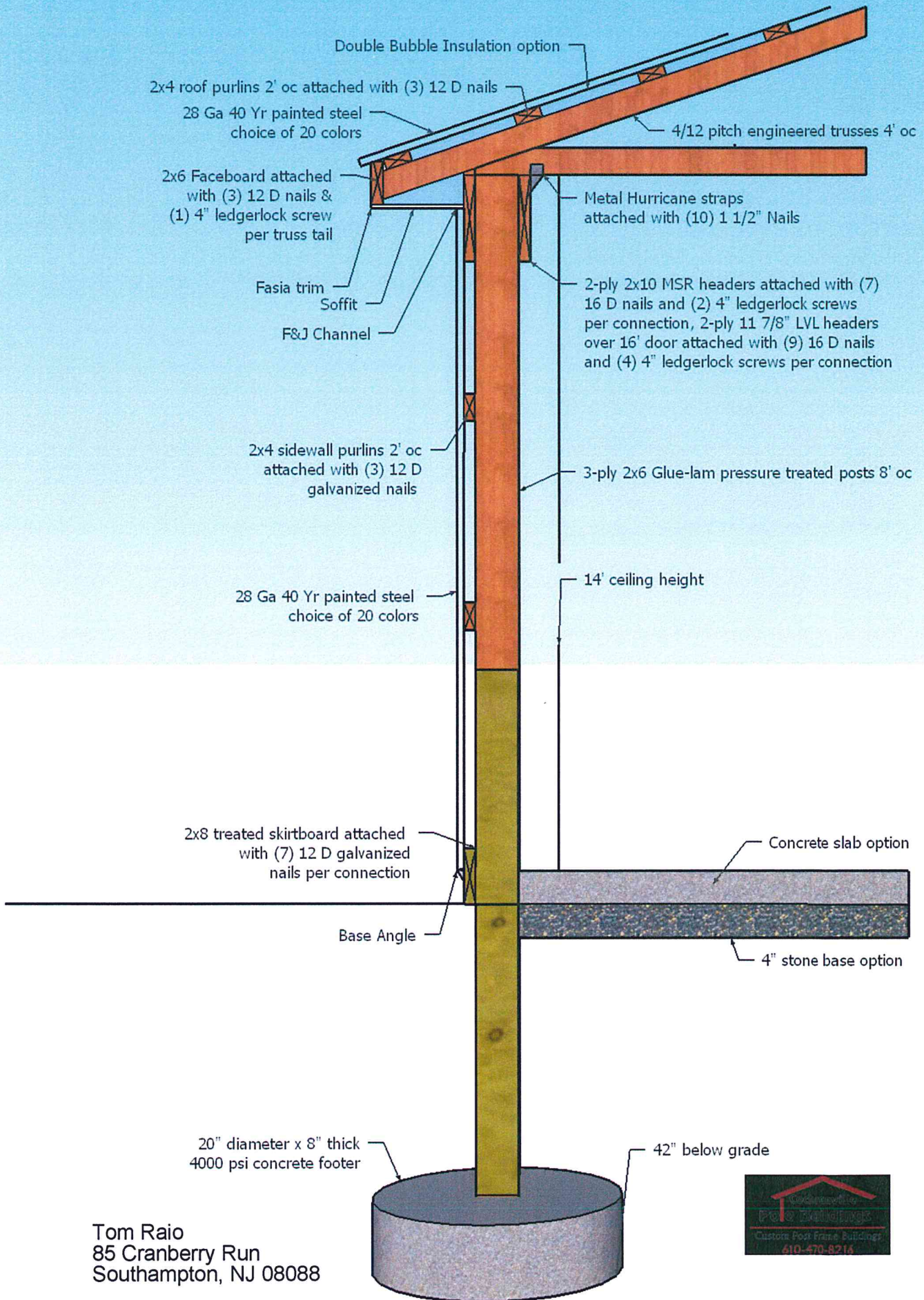
DATE: 07/20/21
CITY: York
COUNTY: York
ADDRESS: 941 Steelhead Court
STATE: PA 17403
BY: *Professional Engineer*

ELEVATION PLAN (BY DIRECTION, ALL WINGS) -- East



Callington's
Pole Buildings
Ginseng Park Farm Buildings
610-470-8215

DATE: 07/20/21
CITY: York, PA
941 SWEETWOOD COURT, PA 17404
BY: PROFESSIONAL ARCHITECT



Tom Raio
 85 Cranberry Run
 Southampton, NJ 08088

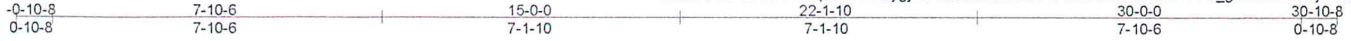


Job	Truss	Truss Type	Qty	Ply	30' 40GSL	134925851
B810158	T30	FINK	1	1		

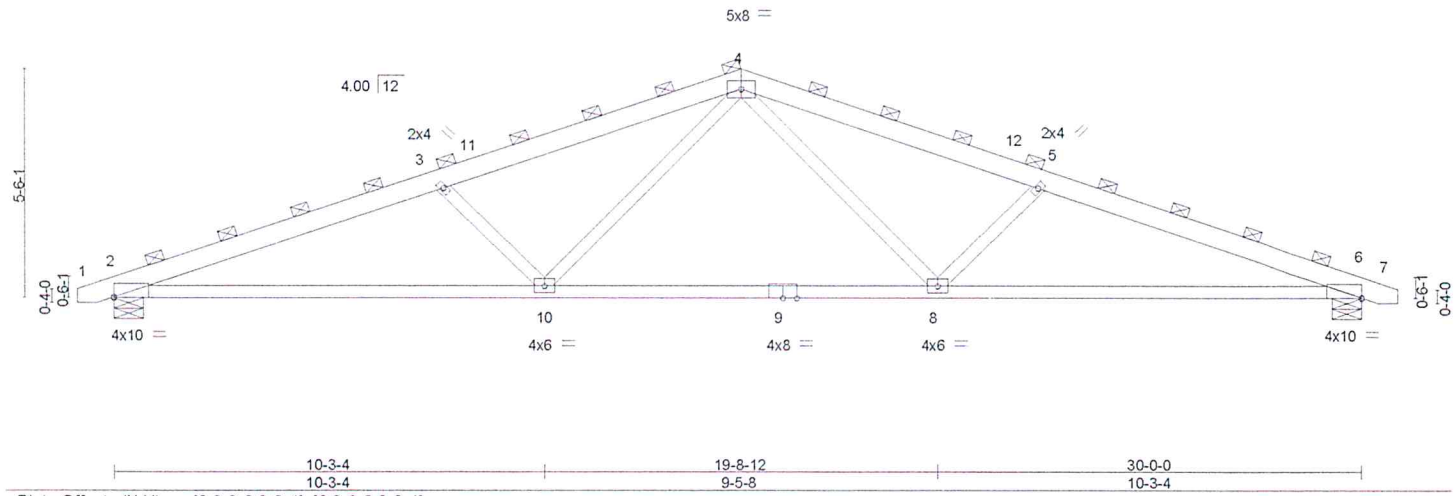
Superior Trusses, LLC, Ephrata, PA - 17522,

8.220 s Sep 24 2018 MiTek Industries, Inc. Wed Oct 10 05:20:55 2018 Page 1

ID:XCCL3vaYmIV1mepn6GhTf9ygjYS-MSQSN3ndMvrbdeS7n7c3BneaVWw4j_ghXXm9cSzyUvts



Scale = 1:52.7



LOADING (psf)	SPACING-	CSI.	DEFL.	PLATES	GRIP
TCLL 30.2	4.0-0	TC 1.00	in (loc) l/defl L/d	MT20	197/144
(Ground Snow=40.0)	Plate Grip DOL 1.15	BC 0.89	Vert(LL) -0.41 2-10 >855 240		
TCDL 5.0	Lumber DOL 1.15	WB 0.38	Vert(CT) -0.66 2-10 >535 180		
BCLL 0.0	Rep Stress Incr NO	Matrix-S	Horz(CT) 0.17 6 n/a n/a		
BCDL 5.0	Code IBC2015/TPI2014		Wind(LL) 0.19 8-10 >999 360	Weight: 136 lb	FT = 0%

LUMBER-	BRACING-
TOP CHORD 2x6 SP No.1	TOP CHORD 2-0-0 oc purlins
BOT CHORD 2x4 SPF 2100F 1.8E	(Switched from sheeted: Spacing > 2-8-0).
WEBS 2x4 SPF No.2	BOT CHORD Rigid ceiling directly applied or 6-11-9 oc bracing.

REACTIONS. (lb/size)	2=2499/0-8-8, 6=2499/0-8-8
Max Horz	2=-150(LC 8)
Max Uplift	2=-695(LC 10), 6=-695(LC 10)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-5491/1446, 3-4=-4728/1274, 4-5=-4728/1274, 5-6=-5491/1446
BOT CHORD 2-10=-1254/5052, 8-10=-720/3423, 6-8=-1254/5052
WEBS 3-10=-1291/475, 4-10=-302/1543, 4-8=-302/1543, 5-8=-1291/475

- NOTES-**
- 1) Wind: ASCE 7-10; Vult=125mph (3-second gust) Vasd=99mph; TCDL=3.0psf; BCDL=3.0psf; h=15ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional); cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
 - 2) TCLL: ASCE 7-10; Pg= 40.0 psf (ground snow); Pf=30.2 psf (flat roof snow); Category II; Exp C; Fully Exp.; Ct=1.20
 - 3) Unbalanced snow loads have been considered for this design.
 - 4) This truss has been designed for greater of min roof live load of 20.0 psf or 1.00 times flat roof load of 30.2 psf on overhangs non-concurrent with other live loads.
 - 5) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
 - 6) Plates checked for a plus or minus 2 degree rotation about its center.
 - 7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - 8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 695 lb uplift at joint 2 and 695 lb uplift at joint 6.
 - 9) See Standard Industry Piggyback Truss Connection Detail for Connection to base truss as applicable, or consult qualified building designer.
 - 10) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.



October 10, 2018

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 10/03/2015 BEFORE USE.

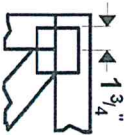
Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see ANSITP11 Quality Criteria, DSB-89 and BCSI Building Component Safety Information available from Truss Plate Institute, 218 N. Lee Street, Suite 312, Alexandria, VA 22314.



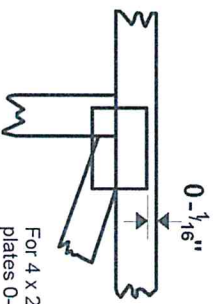
16023 Swingley Ridge Rd
Chesterfield, MO 63017

Symbols

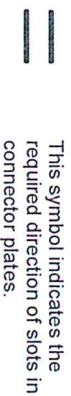
PLATE LOCATION AND ORIENTATION



Center plate on joint unless X, Y offsets are indicated. Dimensions are in ft-in-sixteenths. Apply plates to both sides of truss and fully embed teeth.



For 4 x 2 orientation, locate plates 0- 1/16" from outside edge of truss.



* Plate location details available in MITrak 20/20 software or upon request.

PLATE SIZE

4 X 4

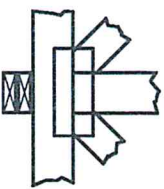
The first dimension is the plate width measured perpendicular to slots. Second dimension is the length parallel to slots.

LATERAL BRACING LOCATION



Indicated by symbol shown and/or by text in the bracing section of the output. Use T or I bracing if indicated.

BEARING



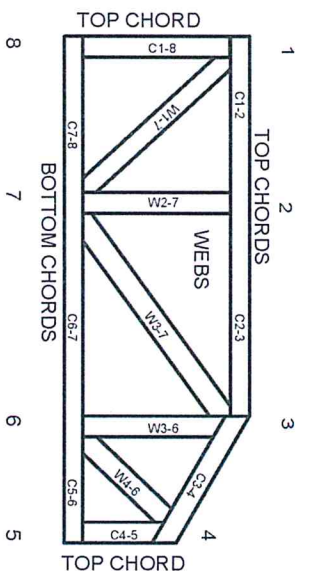
Indicates location where bearings (supports) occur. Icons vary but reaction section indicates joint number where bearings occur. Min size shown is for crushing only.

Industry Standards:
ANSI/TP1: National Design Specification for Metal Plate Connected Wood Truss Construction.

DSB-89: Design Standard for Bracing.
Building Component Safety Information, Guide to Good Practice for Handling.

BCSI: Installing & Bracing of Metal Plate Connected Wood Trusses.

Numbering System



JOINTS ARE GENERALLY NUMBERED/CLOCKWISE AROUND THE TRUSS STARTING AT THE JOINT FARTHEST TO THE LEFT.

CHORDS AND WEBS ARE IDENTIFIED BY END JOINT NUMBERS/LETTERS.

PRODUCT CODE APPROVALS

ICC-ES Reports:

ESR-1311, ESR-1352, ESR1988
ER-3907, ESR-2362, ESR-1397, ESR-3282

Trusses are designed for wind loads in the plane of the truss unless otherwise shown.

Lumber design values are in accordance with ANSI/TP1 section 6.3 These truss designs rely on lumber values established by others.

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MITek Engineering Reference Sheet: MII-7473 rev. 10/03/2015



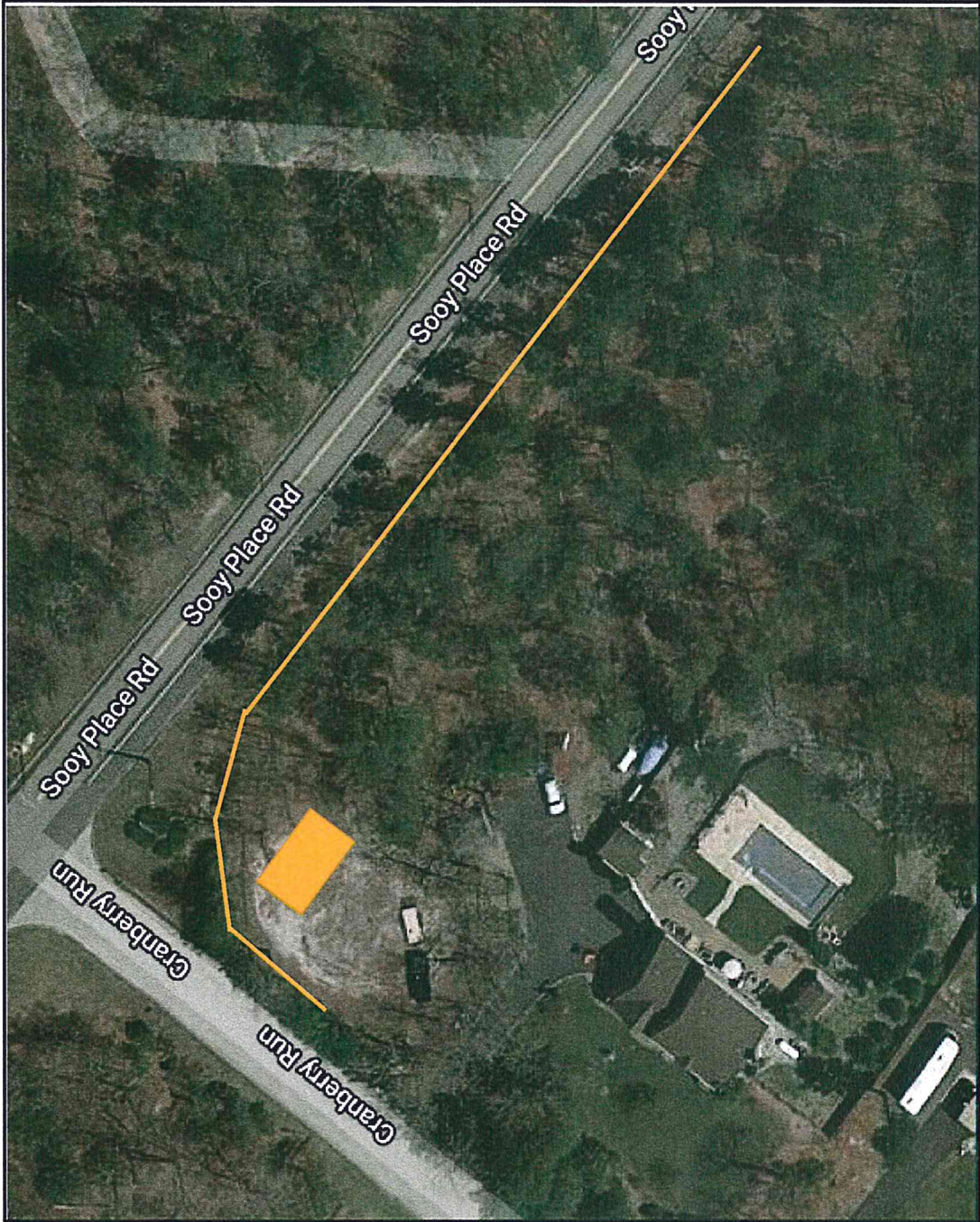
General Safety Notes

Failure to Follow Could Cause Property Damage or Personal Injury

1. Additional stability bracing for truss system, e.g. diagonal or X-bracing, is always required. See BCSI.
2. Truss bracing must be designed by an engineer. For wide truss spacing, individual lateral braces themselves may require bracing, or alternative Tor I bracing should be considered.
3. Never exceed the design loading shown and never stack materials on inadequately braced trusses.
4. Provide copies of this truss design to the building designer, erection supervisor, property owner and all other interested parties.
5. Cut members to bear tightly against each other.
6. Place plates on each face of truss at each joint and embed fully. Knots and wane at joint locations are regulated by ANSI/TP1.
7. Design assumes trusses will be suitably protected from the environment in accord with ANSI/TP1.
8. Unless otherwise noted, moisture content of lumber shall not exceed 19% at time of fabrication.
9. Unless expressly noted, this design is not applicable for use with fire retardant, preservative treated, or green lumber.
10. Camber is a non-structural consideration and is the responsibility of truss fabricator. General practice is to camber for dead load deflection.
11. Plate type, size, orientation and location dimensions indicated are minimum plating requirements.
12. Lumber used shall be of the species and size, and in all respects, equal to or better than that specified.
13. Top chords must be sheathed or purlins provided at spacing indicated on design.
14. Bottom chords require lateral bracing at 10 ft. spacing, or less, if no ceiling is installed, unless otherwise noted.
15. Connections not shown are the responsibility of others.
16. Do not cut or alter truss member or plate without prior approval of an engineer.
17. Install and load vertically unless indicated otherwise.
18. Use of green or treated lumber may pose unacceptable environmental, health or performance risks. Consult with project engineer before use.
19. Review all portions of this design (front, back, words and pictures) before use. Reviewing pictures alone is not sufficient.
20. Design assumes manufacture in accordance with ANSI/TP1 Quality Criteria.

Natural Coverage





Location of Pole Barn and Fence

6. /

DOTTED AREA DENOTES SIGHT TRIANGLE AS SHOWN ON FILED PLAT...

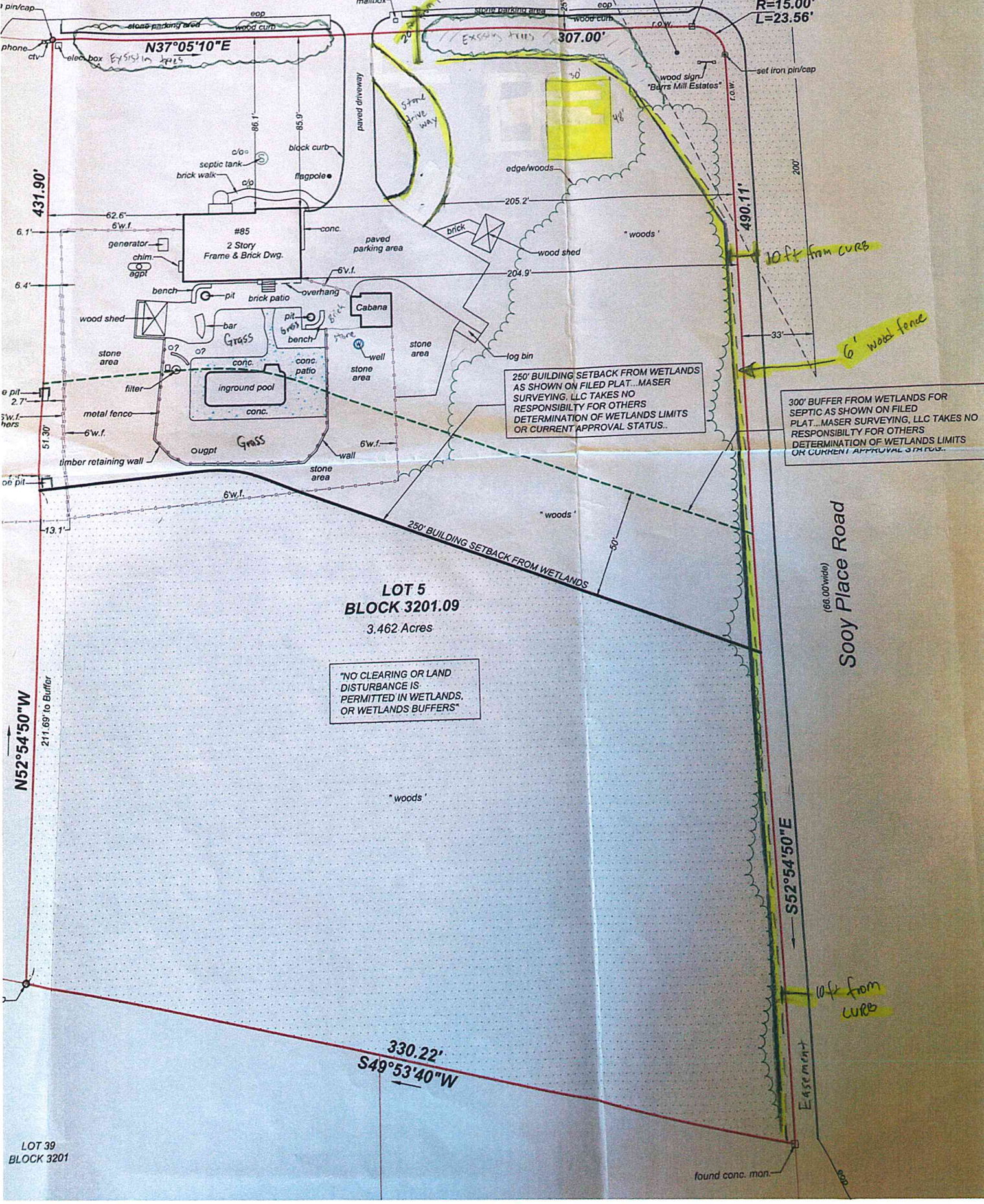
Cranberry Run

(50.00 wide)

CENTERLINE

P.O.B. found conc. man.

R=15.00'
L=23.56'



250' BUILDING SETBACK FROM WETLANDS AS SHOWN ON FILED PLAT... MASER SURVEYING, LLC TAKES NO RESPONSIBILITY FOR OTHERS DETERMINATION OF WETLANDS LIMITS OR CURRENT APPROVAL STATUS.

300' BUFFER FROM WETLANDS FOR SEPTIC AS SHOWN ON FILED PLAT... MASER SURVEYING, LLC TAKES NO RESPONSIBILITY FOR OTHERS DETERMINATION OF WETLANDS LIMITS OR CURRENT APPROVAL STATUS.

**LOT 5
BLOCK 3201.09**
3.462 Acres

"NO CLEARING OR LAND DISTURBANCE IS PERMITTED IN WETLANDS, OR WETLANDS BUFFERS"

Sooy Place Road
(66.00 wide)

LOT 39
BLOCK 3201

found conc. man.



Public Health
Prevent. Promote. Protect.

Burlington County Health Department
Health Starts Here

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



Department of: HEALTH

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Mount Holly, NJ 08060-6000

August 18, 2021

Thomas Raio
85 Cranberry Run
Southampton, NJ 08088

Township: Southampton
Block 3201.09, Lot 5

PROPOSED PROJECT: 30' x 48' pole barn

To Whom It May Concern:

Based on the information submitted to this Department regarding the above proposed project, this Department does not require any alteration, expansion, or replacement of the existing septic system. The above project also meets all distance requirements set forth in N.J.A.C. 7:9A.

Should you have any questions, please contact me at mreinhardt@co.burlington.nj.us or 609-265-5519.

Sincerely,

Megan Reinhardt
Registered Environmental Health Specialist

Cc: CCO
File