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March 27, 2022  
70605 00

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

Re: **Application Review**  
**22-2605-1: Nelson Swimming Pool**  
2 Stagecoach Road  
Block 2605, Lot 1

Dear Board Members,

We have reviewed an application for a c(1) Bulk Variance for the property referenced above to construct an above-ground pool with an aluminum deck, which will exceed the maximum permitted lot coverage in the Pinelands Rural Development (RD) zone. The proposed pool and deck measure about 375 SF in area. The application included the following documents:

1. Application Cover Letter prepared by Donna Nelson (Applicant / Owner), undated and 7 photographs.
2. Southampton Township Planning Board & Zoning Board Application Form;
3. Zoning Permit Denial Letter prepared by Denise Schmied, Zoning Officer dated 02/15/22;
4. Survey and Plan of Premises prepared by John McGlinchey, PLS PP of Mount Laurel, NJ, dated 02/08/96.

**General Information**

**Applicant/Owner:** Donna M. & Edward P. Nelson  
2 Stagecoach Road  
Southampton, NJ 08088

**Zoning Requirements: Rural Development – Pinelands (RD) Zone**

*Use Requirements:*

1. Private swimming pools are a permitted accessory use in this zoning district.

*Dimensional Requirements:* The last column in the following table indicates how the proposed development on this corner lot in the Hampton Lakes neighborhood conforms to the area and bulk requirements in this zone.

	Required	Existing	Proposed	Status
<b>Lot</b>				
Min. Lot Area (Acres)	3.2	0.3168	0.31685	PE
Min. Lot Frontage (Feet)	250	115	115	PE
Max. Lot Clearing/Disturbance (Percent)	15	100	100	PE
Max. Total Impervious Coverage	10	38	41	V
<b>Accessory Structure (Pool)</b>				
Min. Front Yard Setback: (Feet)	100	n/a	10	V
Min. Rear Yard Setback: (Feet)	25	n/a	25	C
Min. Side Yard Setback: (Feet)	6	n/a	85	C

PE = Pre-Existing conditions and not requiring a variance;

C = Conforming; and V = Variance required.

2. **The proposed plan requires a c(1) bulk variance for increasing the lot’s existing impervious coverage from about 38% to 41%, where 10% is required.**
3. **The proposed plan requires a c(1) bulk variance for locating the pool within the front yard setback, e.g., 10’, where 100’ is required.**

**Bulk Variance Proofs**

The Applicant must provide testimony to justify the requested variances by using either the c(1) or c(2) proofs. For c(1) variances the Applicant must demonstrate that strict application of the zoning requirement would have “peculiar and exceptional practical difficulties to, or exceptional and undue hardship” upon the Applicant arising out of:

- a. The exceptional narrowness, shallowness, or shape of a specific piece of property, or
- b. By reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or
- c. By reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.”

**General Comments**

1. We note that the Applicant’s property survey dates from 1996; however, our office was able to estimate the dimensions of the front walkway and northern driveway lane that was added to the property since them.
2. The Applicant should provide testimony regarding the following:
  - a. The width of the proposed above-ground swimming pool;
  - b. The size and condition of the existing fencing enclosing the yard where the pool is to be located; and
  - c. Whether any exterior lighting will be installed that may disturb the adjacent neighbors.

**Permits and Approvals**

3. Any approval is subject to applicant obtaining all required permits and approvals, including the following, and satisfying the review letters of the Board’s Professionals.
  - a. Southampton Township Construction Office
  - b. Any and all others that may be required

We reserve the opportunity to further comments as additional information becomes available.

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

ec: Donna M. and Edward P. Nelson, Applicant / Owner via email [dnelson@flavordelite.com](mailto:dnelson@flavordelite.com)  
Thomas Coleman, Esq., Zoning Board Attorney [tomcoleman@rclawnj.com](mailto:tomcoleman@rclawnj.com)  
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