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April 1, 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,

This letter is a revision of our prior March 27, 2022 letter, which did not include a review the proposed construction of a screened-in porch on an existing concrete patio in the “rear” of this corner property, which requires 2 bulk variances. Bulk variances are also required for the proposed construction of an above-ground pool with an aluminum deck. 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. Single-family detached dwelling and 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>Principal Structure ( Proposed Addition)</b> |          |          |          |        |
| Min. Front Yard Setback: (Feet)                 | 100      | 49*      | 49*      | V      |
| Min. Rear Yard Setback: (Feet)                  | 100      | 455*     | 32.5*    | V      |
| Min. Side Yard Setback: (Feet)                  | 75       | n/a      | n/a      | n/a    |
| <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      |

\* - Figures reduced from the survey's setback dimension to account for 12" roof eave overhang.

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

C = Conforming; and V = Variance required.

**2. The proposed plan requires the following c(1) bulk variances for:**

- a. **Increasing the lot's existing impervious coverage from about 38% to 41% for the above-ground pool construction, where 10% is required. (§ 19-2.6.c.1.(g))**
- b. **Building the screened-in porch addition 50' set back from Lee Lane's right-of-way, where the required minimum front yard setback is 100'. (§ 19-2.6.c.1.(c)) We should note that: the existing building's Lee Lane setback on this 115' x 120' corner lot is about 20.8'; the proposed addition will be along the same plane as another part of the dwelling with a 50' front yard setback; and the addition is on the opposite side of the house that has its front pedestrian and vehicle entrance on Stagecoach Road.**
- c. **Building the screened-in porch addition 33.5' from the rear yard property line with Lot 20 of Block 401, where the required minimum rear yard setback is 100'. (§ 19-2.6.c.1.(e))**
- d. **Locating the pool within the front yard setback, e.g., 10', where 100' is required. (§ 12-5.18.a)**

**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**

3. 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 then.
4. 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**

5. 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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