

15 Copies

SUBMISSION CHECKLIST
 SOUTHAMPTON TOWNSHIP ZONING BD OF ADJUSTMENT
APPLICATION FOR BULK VARIANCES "C" VARIANCE
PROCESS IS NOT STARTED UNTIL THE FILING OF A COMPLETE APPLICATION.
 (ORIGINAL AND FOURTEEN (15) COPIES OF ALL INFORMATION SUBMITTED, MUST BE PROVIDED BY APPLICANT.)

BLOCK 2762 71 , LOT(S) 103

APPLICANT/DEVELOPER'S NAME: Rudolph Lara

PROPERTY LOCATION ADDRESS: 28 WADWICK WAY SOUTHAMPTON NJ

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.
 File original only with the original packet.

Written Statement describing your proposal, variances being requested, why you should be granted a variance, effect on the neighbors and neighborhood, and request of waivers from submission requirement not being provided.

Current Survey (Within one year of date of application.) showing proposed development, well and septic, all setbacks and dimensions, and calculation of impervious coverage.

Architectural elevations for proposal with measurements and description of materials to be used.

Letter of Denial of Zoning Permit from Zoning Officer.

Photographs of your property, front, rear and both sides, to help determine the detriment to neighbors and neighborhood.

Escrow Agreement. File original only with the original packet.

LEISURETOWN APPLICATIONS ONLY: Copy of Letter of Approval from the Architectural Review Committee of the Leisuretowne Association.

This checklist is not a substitute for any specific submission requirements 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 reviewing 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 (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 section 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?

Zoning Officer: Denise Schmid 609-859-2786
 Zoning Bd of Adjustment Secretary: Maryalice Brown 609-859-2786
 Planning Board Secretary: Michele Gittinger 609-859-5570

SUBMISSION CHECKLIST
TOWNSHIP OF SOUTHAMPTON, NEW JERSEY
APPLICATION FOR "D" USE VARIANCE
ZONING BOARD OF ADJUSTMENT

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

BLOCK 2702.71 , LOT(S) 103
APPLICANT/DEVELOPER'S _____
NAME DOUGLAS LAMP
PROPERTY LOCATION _____
ADDRESS 18 WARWICK WAY

DATE OF SUBMISSION: _____

- _____ 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 and/or Site Plan in accordance with Site Plan Ordinance.
- _____ Escrow Agreement.
- _____ 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(d) "The Zoning Board of Adjustment shall have the power to: In particular cases for special reasons, grant a variance to allow departure from regulations pursuant to Article 8 of this act to permit: (1) a use or principal structure in a district restricted against such use or principal structure, (2) an expansion of a nonconforming use, (3) deviation from a specification or standard pursuant to section 54 of P.L. 1975, c 291 (C.40:55D-67) pertaining solely to a conditional use, (4) an increase in the permitted floor area ratio as defined in section 3.1 of P.L. 1975, c. 291 (C.40:55D-4), (5) an increase in the permitted density as defined in section 3.1 of P.L. 1975, c. 291 (C.40:55D-4), except as applied to the required lot area for a lot or lots for detached one or two dwelling unit buildings, which lot or lots are either an isolated undersized lot or lots resulting from a minor subdivision or (6) a height of a principal structure which exceeds by ten (10) feet or 10% the maximum height permitted in the district for a principal structure. A variance under this subsection shall be granted only by affirmative vote of at least five members, in the case of a municipal board, or two-thirds of the full authorized membership, in the case of a regional board, pursuant to article 10 of this act.

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: 28 WADSWICK WAY

Tax Map: Page _____ Block 2702-7 Lot(s) 103
Page _____ Block _____ Lot(s) _____

Dimensions: Frontage 55' Depth 115' Total Area 6325.0 SF
Zoning District _____

2.

APPLICANT/OWNER/DEVELOPER:

Name: RUDOLPH KLANA SR
Address: 28 WADSWICK WAY SOUTHAMPTON NJ 08088
Telephone No: 609 859 3345 Fax No.: _____ Email: RUDOLPH.KLANA@COMCAST.NET
Applicant is a: Corporation _____ Partnership _____ Individual
Corp., Partnerships & LLC's, please provide a W-9 form.

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
_____	_____	Interest
_____	_____	Interest
_____	_____	Interest
_____	_____	Interest

A. 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? _____
17. Is public sanitary sewer available? _____
18. Does the application propose a well and septic system on site? _____
19. Have any proposed new lots been reviewed with the Township Engineer to determine appropriate lot and block numbers? _____
20. Are any off-tract improvements required or proposed? _____
21. Is the subdivision to be filed by Deed or Plat? _____

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	_____	_____	_____
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.

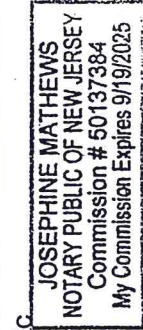
Applicants	_____	Reports Requested
Professional	_____	
Attorney	_____	
Engineer	_____	

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
31st Day of January, 20 22.

[Signature]
Notary Public



[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

31st Day of January, 2022.

[Signature]

Notary Public

JOSEPHINE MATHEWS
NOTARY PUBLIC OF NEW JERSEY
Commission # 50137384
My Commission Expires 8/19/2025

[Signature]

Signature of Owner

29. I understand that the sum of \$ 1000 - 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.

1/31/2022

Date

[Signature]

Signature of Owner

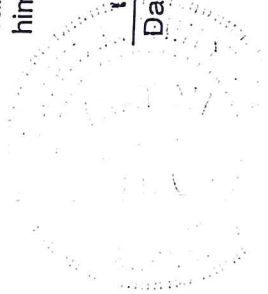
30. I agree to be responsible for all bills against this development's escrow account. In the event that this project is sold or my interest is transferred to another party, my obligation can only be relieved if all outstanding escrow bills are paid and the new principal obligates himself to the responsibility of all future bills in an agreement with the Township.

1/31/2022

Date

[Signature]

Signature Developer/Applicant



TOWNSHIP OF SOUTHAMPTON

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

DENIAL OF PERMIT

January 25, 2022

RE: APPLICATION FOR ZONING

Dear Rudolph Lampi,

Your application for a permit a 20’x10’ concrete rear patio the residential property at 28 Warwick Way, in Southampton Township, Block: 2702.71 Lot: 103 is hereby denied for noncompliance with the provisions of the Municipal Zoning Ordinance for the following reason(s):

The application submitted for a 20’x10’ concrete patio does not meet the rear yard setback requirement of 18’ for an open patio.

The property is located in the “RD PL Planned Retirement Community” zone which permits the following:

Chapter 19. Pinelands Development

19-2.6. Rural Development Zone. 12-8.6. Procedures for applications for development — zoning permits.

5. Planned retirement community.

(g.) Schedule of minimum requirements. No building, structure or land shall be used or erected, altered, enlarged or maintained for a planned retirement community within the area unless it is in accordance with a final site development plan reviewed and approved by the planning board as prescribed herein. Such a final site development plan shall meet at least the following minimum requirements.

(10.) Front yards, side yards and rear yards. All buildings shall have a front yard setback of at least 20 feet, side yard setback of at least six feet with a sixteen-foot aggregate, and a rear yard setback of 22 feet, all distances being minimums; providing, however, that nothing in this subparagraph (10) relative to setback of buildings shall prohibit construction of an open ground level patio, with the setback at least 18 feet from the rear lot line. No construction of walls, screens, roof, or other enclosure related to the open, ground level patio shall be permitted. Nothing in this subparagraph (10) shall permit an encroachment of any building or structure, including but not limited to a patio, deck or other fixed object, into the fifty-foot exterior boundary buffer required under subparagraph (5) above.

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 for the Zoning Board or 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
Planning Board & Zoning Board Application Forms



Denise Schmjed,
Zoning Officer



102 S. Plymouth Court, Southampton, NJ 08088

(609) 859-8001

caa@leisuretowne.org

November 1, 2021

DENIED

Rudolph & Patricia Lampi
28 Warwick Way
Southampton, NJ 08088

Re: 28 Warwick Way

Dear Rudolph & Patricia Lampi:

Please be advised that your application to install a patio (10 ft long by 20 ft wide) in the rear of the home has been denied by the Architectural Control Committee due to having insufficient setback.

If you disagree with this decision, you may apply in writing to the Architectural Control Committee requesting a meeting to appeal their decision.

I trust this information will assist you in resolving your problem.

Very truly yours,

Irene Schiller, Chairperson
Architectural Control Committee

Add a 10 by 20 foot patio to rear of house. The set back required of 18 feet can not be met with the 10 foot patio the set back is only 13 feet. I am requesting a variance to allow me to add the patio

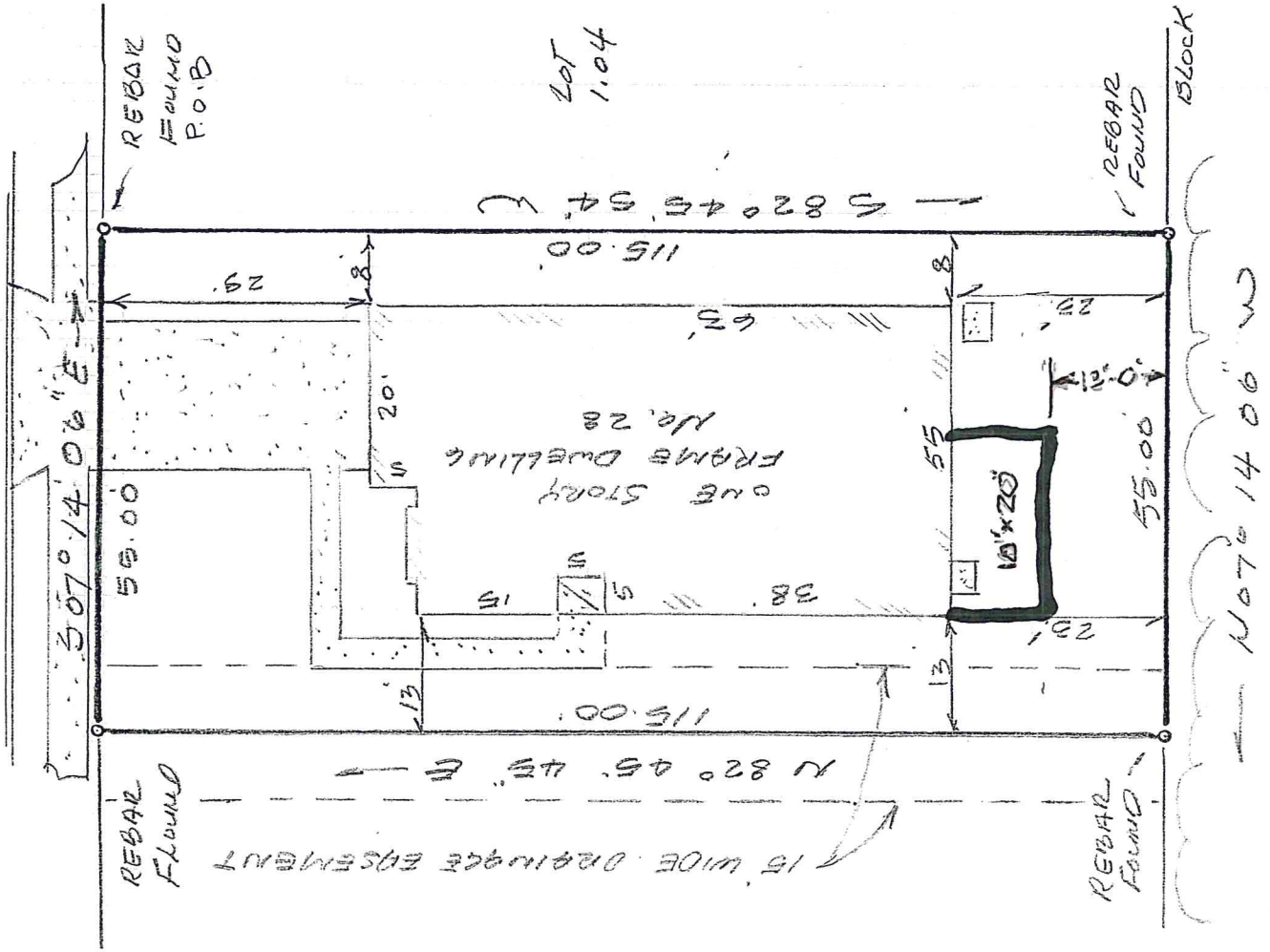
Due to the slope of the ground (approx. 6 deg.) away from the house and the soft ground chairs tend to want to fall over. This makes it dangerous and limits our use of the back. All of the other houses adjacent to us have a patio.





~~FILED PLAN~~

WARWICK WAY
(50')



Lot 1.02

Lot 1.04

6,325.0 SF
0.145 AC +/-

AKA. Lot 103
Block 2702.29
AS SHOWN ON PLANS OF
FINAL MAP LEISURETOWNE
MSP No. 3540727

ALL LOT AND BLOCK NUMBERS REFER TO

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.

TO:

RUDOLPH
LAMPPI

SURVEY AND PLAN

Block 2702.71 Lot 103
No. 28 WARWICK WAY
SOUTHAMPTON TOWNSHIP
BURINGTON COUNTY NJ

ANY INSUROR OF TITLE RELYING HEREON AND ANY OTHER PARTY IN INTEREST:
"IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY I HEREBY CERTIFY TO ITS ACCURACY AS OF THIS DATE (EXCEPT SUCH EASEMENT IF ANY THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INCUCEMENT FOR ANY INSUROR OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN THEREON."

HAROLD J. BOZARTH JR.
PROFESSIONAL LAND SURVEYOR
N. J. LICENSE NO. 36231

609-388-5336
Harold J. Bozarth Jr.

DATE 10-17-2021 SCALE 1" = 20'
FILE No. 221-099 DRWN. *MB*