

Original
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LAND DEVELOPMENT
Appendix A-4
C Variance (Bulk Variance)



CHECKLIST C VARIANCE

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 1904 LOT(S) 2

APPLICANT/DEVELOPER'S NAME Thomas M Danser

PROPERTY LOCATION ADDRESS: 503 New Road

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 (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

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 Secretary and the Board Professionals. 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 the Board 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: \$100
Scheduled for: Review for Completeness: _____ Hearing: _____

1. SUBJECT PROPERTY:

Property Location Address: 50.3 New Road

Tax Map: Page _____ Block 1904 Lot(s) 2

Page _____ Block _____ Lot(s) _____

Dimensions: Frontage 229.06' Depth 232.45' Total Area 1 acre
Zoning District _____

2. APPLICANT/OWNER/DEVELOPER:

Name: Thomas M Danser

Address: 503 New Road, Southampton, NJ 08088

Telephone No: 609-859-4106 Fax No.: _____ Email: tmdanser@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 _____	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: _____

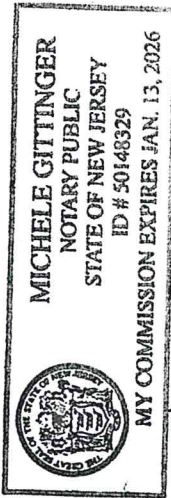
Address: _____

Telephone No: _____ Fax No.: _____

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: 19-2.6.
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? NO

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

14 Day of March, 2022

Michele Gittinger
Notary Public

[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.

3/14/22
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.

3/14/22
Date

[Signature]
Signature Developer/Applicant

TOWNSHIP OF SOUTHAMPTON

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

DENIAL OF PERMIT

March 7, 2022

RE: APPLICATION FOR ZONING



Dear Thomas M. Danser,

Your application for a permit to construct a 30'x42' Detached Garage on the property located at 503 New Road, in Southampton Township, Block: 1904 Lot: 2 is hereby denied for noncompliance with the provisions of the Municipal Zoning Ordinance for the following reason(s):

The application submitted for a 30'x42' detached garage exceeds the maximum 10% allowed impervious coverage in the "RD PL" zone.

The property is located in the "RD PL" Rural Development Pinelands zone which permits the following:

Chapter 19. Pinelands Development

19-2.6. Rural Development Zone.

c. Development standards.

1. **Residential.** The following shall apply to standard residential development. Residential cluster development shall comply with the development standards set forth in Subsection 19-4.16.

- (a) Lot area: 3.2 acres minimum provided that the conditions of Subsection 19-2.2b.1 of this section are met; otherwise; standard - five acres minimum.
- (b) Lot frontage: standard - 250 feet minimum.
- (c) Front yard: standard - 100 feet minimum.
- (d) Side yard: standard - 75 feet minimum.
- (e) Rear yard: standard - 100 feet minimum.
- (f) Lot clearing, including ground cover and soil disturbance: standard - 15% maximum, per § 19-4.2.
- (g) Impervious coverage: standard - 10% maximum.**

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.

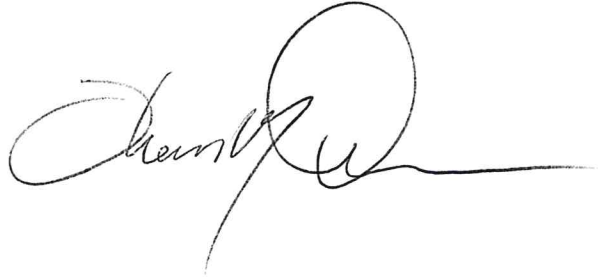
https://www.southamptonnj.org/government/construction___zoning.php#outer-33
Planning Board & Zoning Board Application Forms

A handwritten signature in black ink that reads "Denise Schmied".

Denise Schmied,
Zoning Officer

Pursuant to the Planning Board & Zoning Board Application Form section 6. :

I am applying for a common neighborhood property improvement in the form of a 30' x 42' Pole Barn (Garage). This building would be utilized to house my personal vehicles including a classic car to protect them from exposure to the elements as well as provide space for the maintenance and repairs of said vehicles. It would also provide storage for tools, supplies and equipment necessary to maintain the property and the aforementioned vehicles. Most of these items are currently located in a rented storage facility.

A handwritten signature in black ink, appearing to read "Chen W", written in a cursive style.



Board of County Commissioners

49 Rancocas Road
Mount Holly NJ 08060
Phone: 609-265-5000



Public Health

Department of Health
Office of Environmental
Phone: 609-265-5516
Fax: 609-265-5541
BCHD@co.burlington.nj.us

Burlington County Health Dept.
15 Pioneer Blvd
P.O. Box 6000
Westampton NJ 08060

March 4, 2022

Thomas and Paula Danser
503 New Road
Southampton, NJ 08088

Re: Proposed detached garage, Block 1904, Lot 2, Southampton Twp.

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. All necessary Township approvals must be obtained.

Should you have any questions, please contact me at 609-265-5520.

Sincerely,

Jacqueline Johnson
Senior Registered Environmental Health Specialist
609-265-5520

Cc: CCO
File





TOWNSHIP OF SOUTHAMPTON

5 RETREAT ROAD
SOUTHAMPTON, NJ 08088

Melissa J. Chesla, Tax Collector
Calista Shontz, Tax Clerk

Phone # 609-859-3232
Fax # 609-859-3202

Date: 3/14/2022



To Whom It May Concern:

This is to certify that taxes on Block 1904 Lot 2, assessed to
Thomas Danser & P. Onuchovsky, have been paid through the
1st quarter of 2022.

Next payment due by May 1, 2022 in the amount of
\$ 1,785.31.

Respectfully,

Melissa J. Chesla, C.T.C.
Tax Collector



RECEIVED
MAR 17 2022
PLANNING/ZONING DEPT.



RECEIVED
MAR 17 2022
PLANNING/ZONING DEPT.





RECEIVED
MAR 17 2022
PLANNING/ZONING DEPT.

**Amish Country Sheds
& Moving LLC**
 at the Dutch Wagon Market
 109 Rt 70, Medford, NJ 08055
 www.AmishCountrySheds.com
609-284-8776
 NJHIC#13VH09843900

Customer Name Tom Danser (Paula)
Address 503 New Road
City Southampton, NJ 08088
Phone (407) 451-3209 **Cell** (856) 745 - 7955
 tmdanser@comcast.net

Shed # 021-22G

Size 30 x 50 **Duratemp** Vinyl **Smart panel**

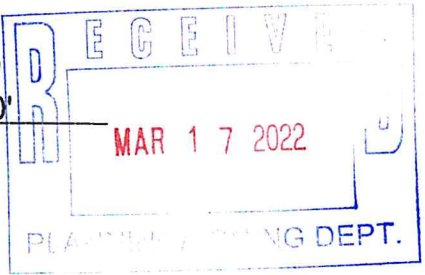
Model
Truss
Attic Truss
King
Empire
Gambrel
Two Story

Vents
 12x12 azek (wood buildings)
 12x18 azek (wood buildings)
12x12 vinyl (vinyl buildings)
 14x20 vinyl (vinyl buildings)
Rapid Ridge vent

ROOF
 7/16 plywood
 9/16 plywood
 7/16 OSB
9/16 OSB
 7/16 OSB tech-shield
GAF Timberline Shingles
 color Fox Hollow Gray
 AB Martin Roofing
 28 gauge ABM panel
 AB standing seam
 color
1st row ice shield
 Engineer seal

Date 2/9/22 /
Windows - silverline
 All windows are insulated
white almond sandtone bronze
24x36
 30x36
 32x44
 36x48
 Provia windows
 internal grids or no grids
 Brickmold with J channel or
 nailing flang only
 custom window size _____
Transom windows
 size _____

Walls
 2x4's or 2x6's
 Wall height 10'
7/16 OSB
 7/16 plywood



Standard Mount Blocks
 Original Mount Master
 Quatity _____
 Jumbo
 Quatity _____
 Custom mount blocks

Prehung Fiberglass Doors
3' 6'
 Door color white
9 lite 1 lite 15 lite 4 lite
 Dead bolt bore only
 Deadbolt

~~Painted exterior _____
 Painted rake and face _____
 Painted picture frames _____
 Painted corners _____
 Painted door trim _____
 Soffit color _____
 Shutter color _____
 Z style Raised Panel Louvered~~

Overhead Doors
 Size 9 x 8
square curved
Raised panel style
 Homestead style
 Color white
 Glass _____
 Glass in _____ Panel _____
 Insulated doors _____

Vinyl siding color Prairie Wheat Company _____
 Vinyl siding profile Dutch Lap Straight Beaded
 Vinyl corner color Prairie wheat
 Soffit color white (White is standard)
 Aluminum trim color White
 Shutter color Light Green Raised Panel Louvered
 Custom 5" aluminum picture frames _____

(All doors are opener ready - no key lock)
 outside key lock

Notes: house wrap, 5 pitch roof, 12" overhang on all sides, garage door prepared for opener (opener not included)

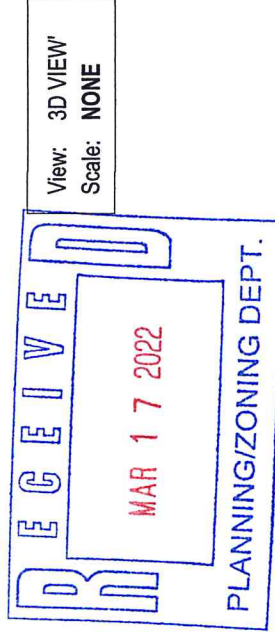
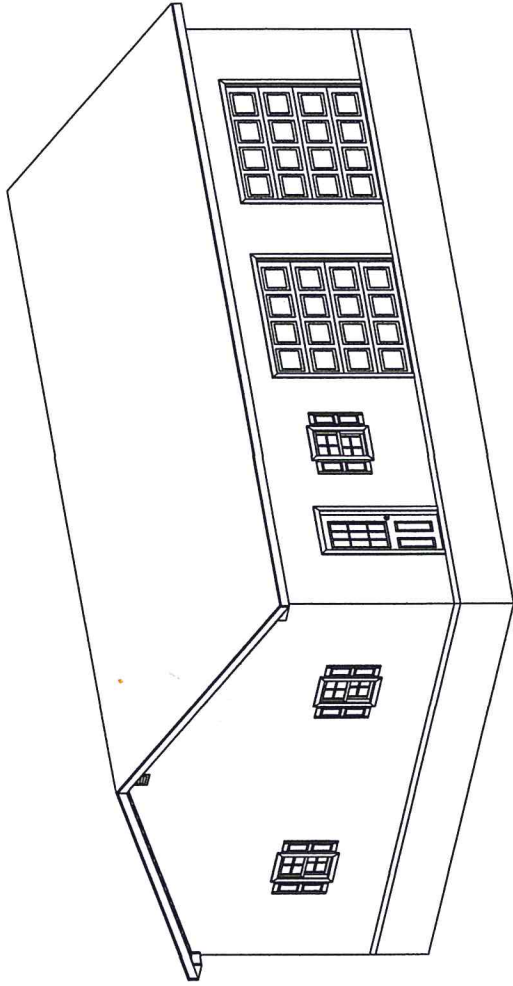
See attached page 2 for more details

Gutter
 Color _____

Tom cannot answer phone or email during day work hours. Call Paula

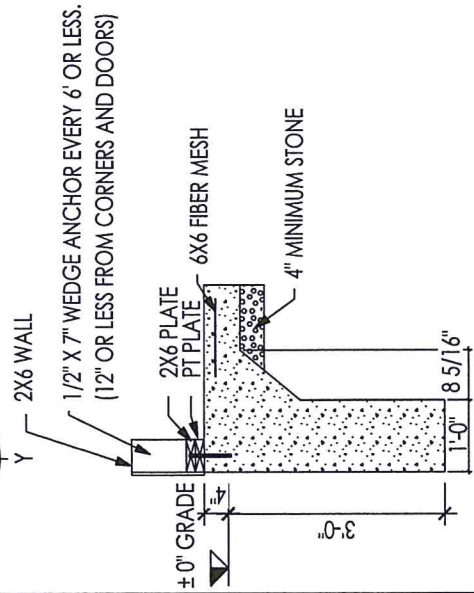
GENERAL NOTES:

1. THIS BUILDING WILL BE USED AS A GARAGE & STORAGE SPACE.
2. BUILDER MUST VERIFY ALL DIM. AND ACCURACY BEFORE CONSTRUCTION.
3. WRITTEN DIM. SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
4. ALL STRUCTURAL LUMBER SHALL BE SPRUCE-PINE-FIR #2 OR BETTER UNLESS NOTED OTHERWISE.
5. ANY WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WOOD.
6. FOUNDATION BY OTHERS.
7. GRADE MUST SLOPE AWAY FROM STRUCTURE.
8. WOOD TRUSSES SHALL BE DESIGN BY A PROFESSIONAL ENGINEER.

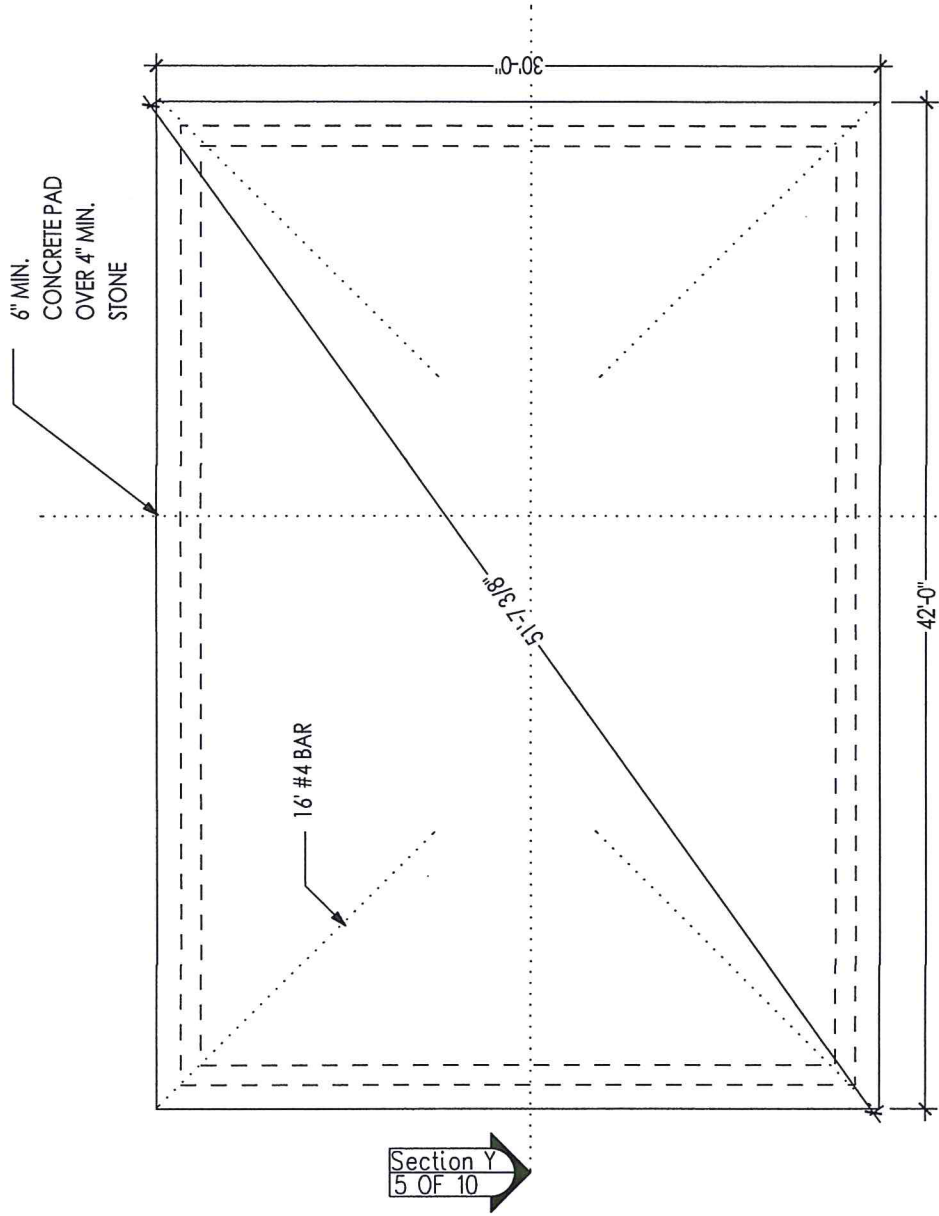


Drafter is not liable for any errors that may appear on drawings. While every effort has been made in the preparation of this plan to avoid mistakes the drafter cannot guarantee against human error. Drawings are sole property of Pequea and cannot be copied or reproduced without written permission. All calculations and member sizing are suggestions and are not engineered unless plans have engineer's seal.

Architect: Designer: Nick Alzamora Drafted & Manufactured by:	Contractor: Tom Danser 503 New Rd Southampton, NJ 08088		Project no.: AC-9	Project Name: 30x42 Vinyl Truss Garage
	PEQUEA www.pequea.net	Engineer: Tom Danser 503 New Rd Southampton NJ 08088	Date: 02.14.2022	Customer:
		Revised: 02.17.2022 Revised: 02.22.2022 Revised:	Page: 1 OF 10	



DETAIL: Foundation
Scale: 3/8" = 1'-0"



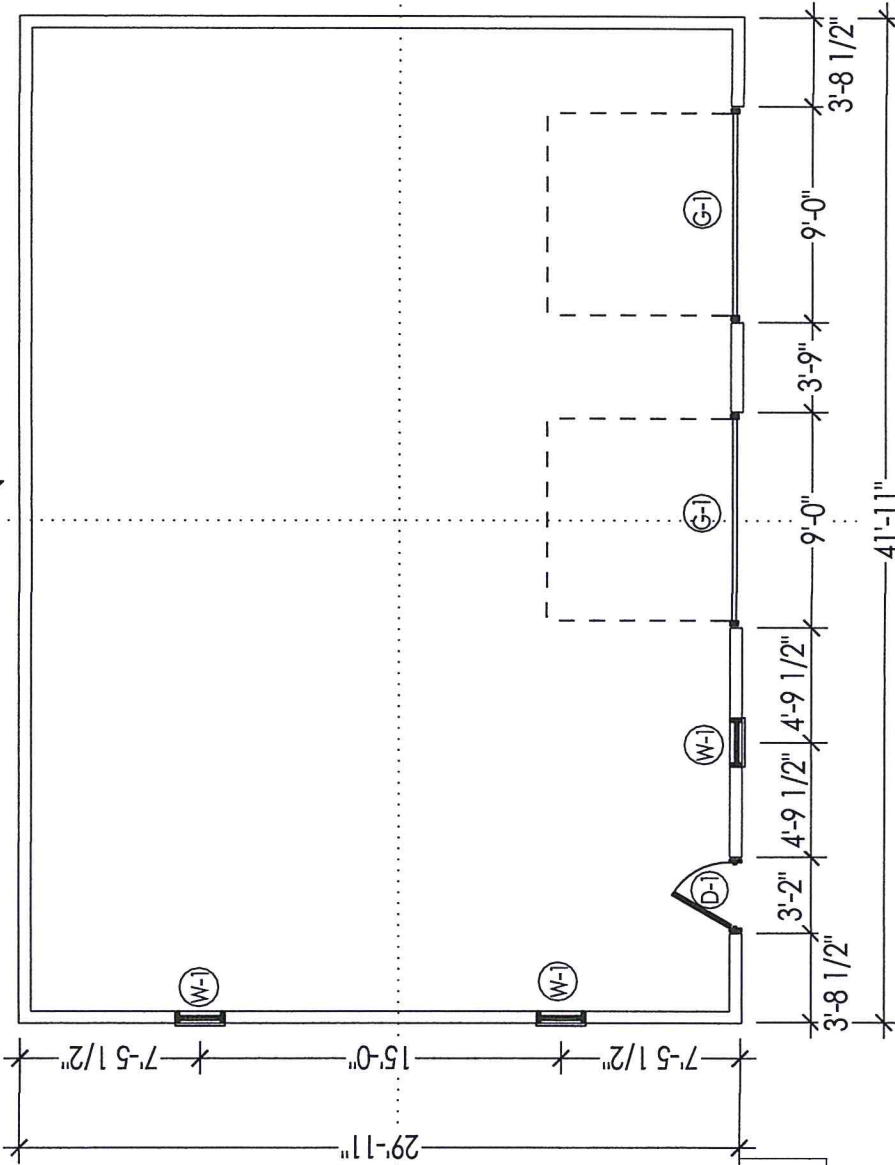
View: Foundation
Scale: 1/8" = 1'-0"

Architect: Designer: Nick Alzamora Drafted & Manufactured by:	Project Name: 30x42 Vinyl Truss Garage		Customer: Tom Danser 503 New Rd Southampton NJ 08088
	Project no.: AC-9	Date: 02.14.2022	
PEQUEA www.pequea.net	Contractor: Tom Danser 503 New Rd Southampton, NJ 08088		Engineer: Revised: 02.17.2022 Revised: 02.22.2022 Revised:
	Page: 2 OF 10	Page: 2 OF 10	



Section X
6 OF 10

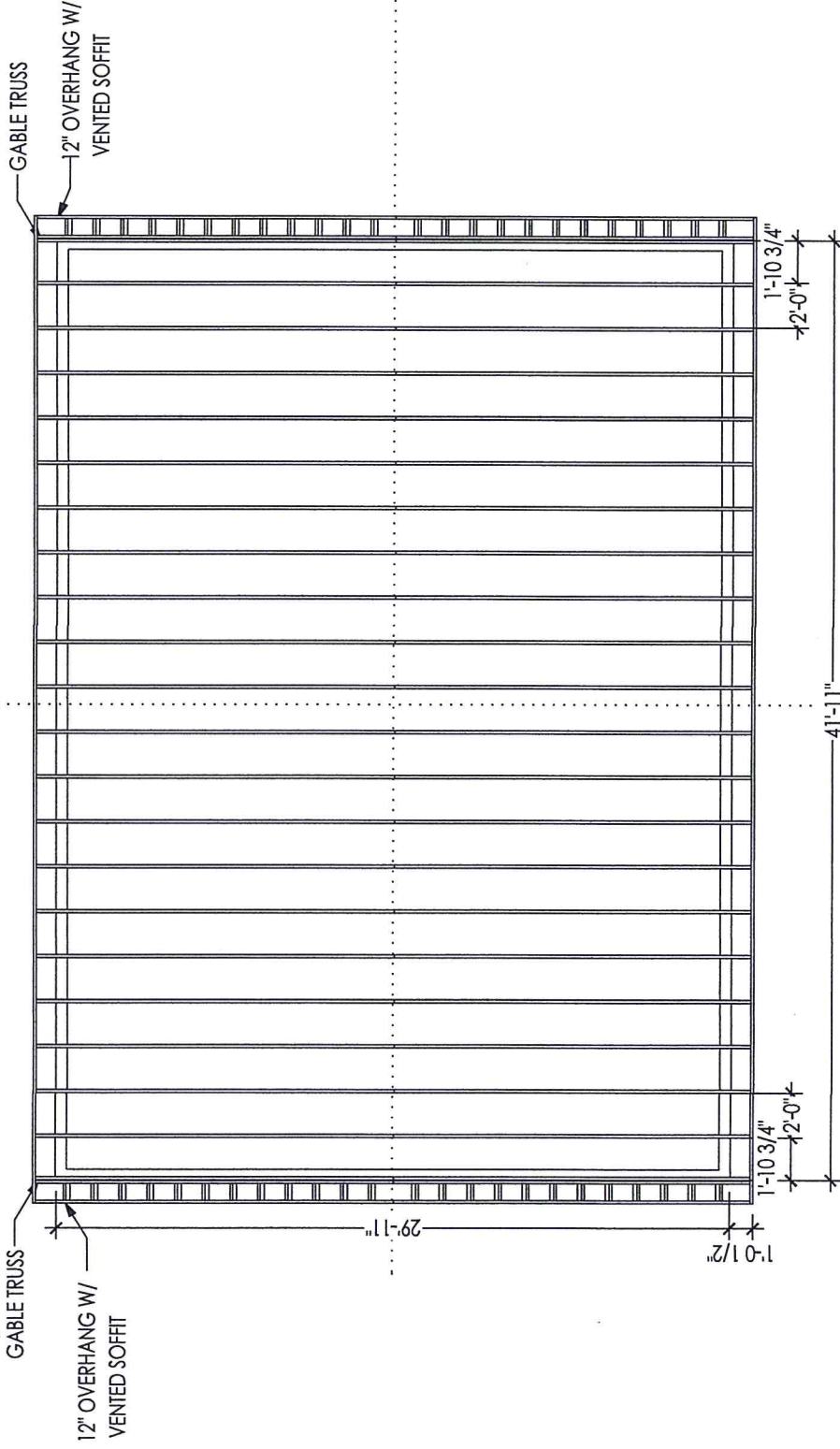
Section Y
5 OF 10



View: Floor Plan
Scale: 1/8" = 1'-0"

Item	Qty	Size	Header	Notes
Door	1	3/0 X 6/8	3 - 2X6	fiberglass / 9 lite / in-swing / painted standard colors
Garage Door	2	9x8	3 - 2x12	White / raised panel / prepared for opener / opener not included
Window	3	24x36	3 - 2x6	Provia / double hung / insulated / grids / J channel brick mold

Architect: Designer: Nick Alzamora Drafted & Manufactured by:	Contractor Tom Danser 503 New Rd Southampton, NJ 08088		Project no.: AC-9	Project Name: 30x42 Vinyl Truss Garage
	Engineer: PEQUEA www.pequea.net		Date: 02.14.2022	Customer: Tom Danser 503 New Rd Southampton NJ 08088
		Revised: 02.17.2022 Revised: 02.22.2022 Revised:	Page: 3 OF 10	

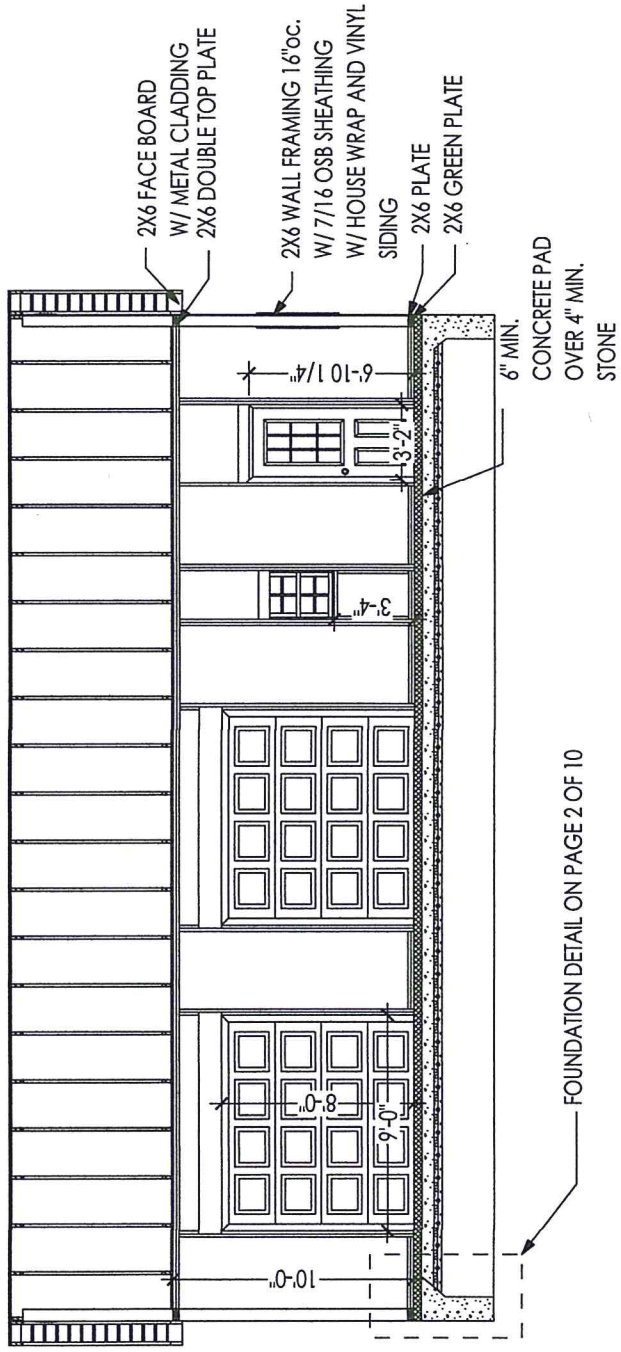


Section Y
5 OF 10

Section X
6 OF 10

View: Truss Layout
Scale: 1/8" = 1'-0"

Architect: Designer: Nick Alzamora Drafted & Manufactured by:		Contractor: Tom Danser 503 New Rd Southampton, NJ 08088		Project no.: AC-9		Project Name: 30x42 Vinyl Truss Garage	
PEQUEA www.pequec.net		Engineer: Tom Danser 503 New Rd Southampton NJ 08088		Date: 02.14.2022		Customer: Tom Danser 503 New Rd Southampton NJ 08088	
		Revised: 02.17.2022 Revised: 02.22.2022 Revised:		Page: 4 OF 10			



Section: Section Y
 Scale: 1/8" = 1'-0"

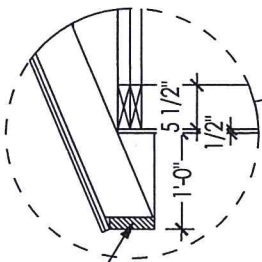
Architect: Nick Alzamora
 Designer: Nick Alzamora
 Drafted & Manufactured by:
PEQUEA
 www.pequea.net

Contractor: Tom Danser
 503 New Rd
 Southampton, NJ 08088
 Engineer:
 Revised: 02.17.2022
 Revised: 02.22.2022
 Revised:

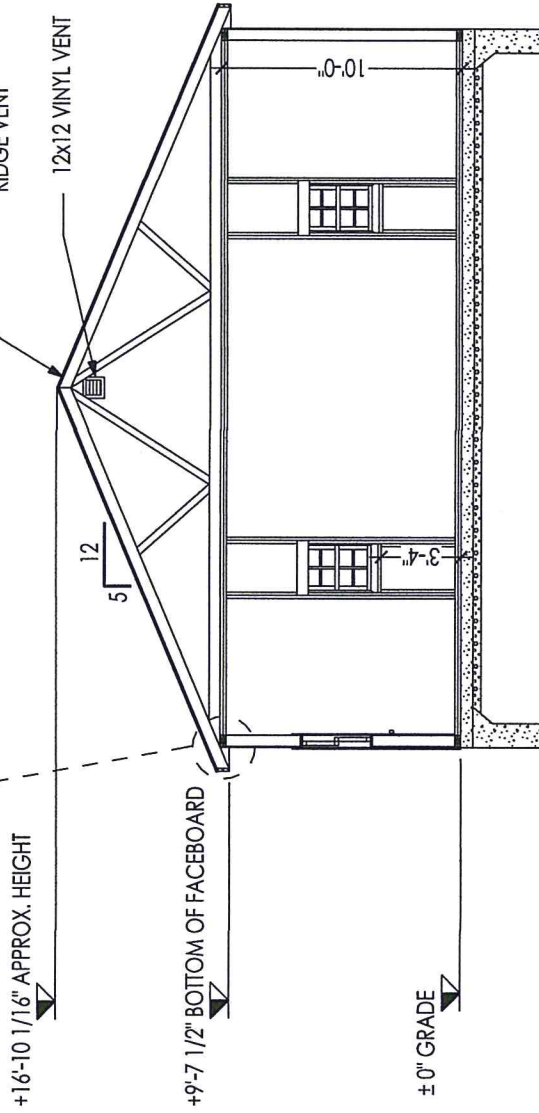
Project no.: AC-9
 Date: 02.14.2022
 Page: 5 OF 10

Project Name: 30x42 Vinyl Truss Garage
 Customer: Tom Danser
 503 New Rd
 Southampton NJ 08088

12" OVERHANG W/
VENTED SOFFIT

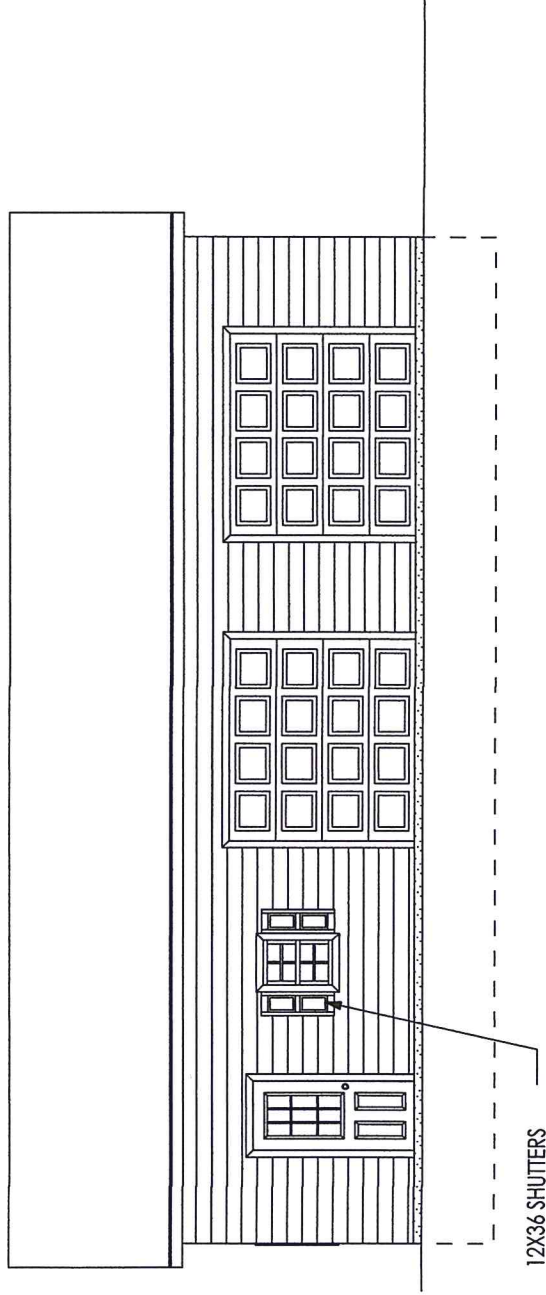


PRE-ENGINEERED ATTIC TRUSS 24" OC - DESIGN BY OTHERS
30 YEAR GAF TIMBERLINE SHINGLES
OVER SYNTHETIC UNDERLAYMENT AND 1 ROW OF ICE & WATER ALONG EAVE
9/16 4 PLY PLYWOOD FOR ROOF SHEATHING
H2.5A @ ea. LOCATION
RIDGE VENT



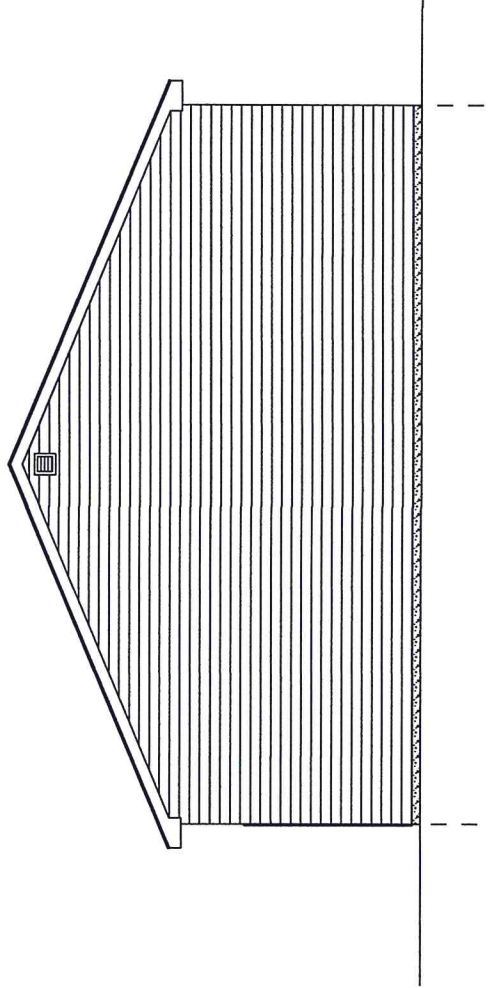
View: Section X
Scale: 1/8" = 1'-0"

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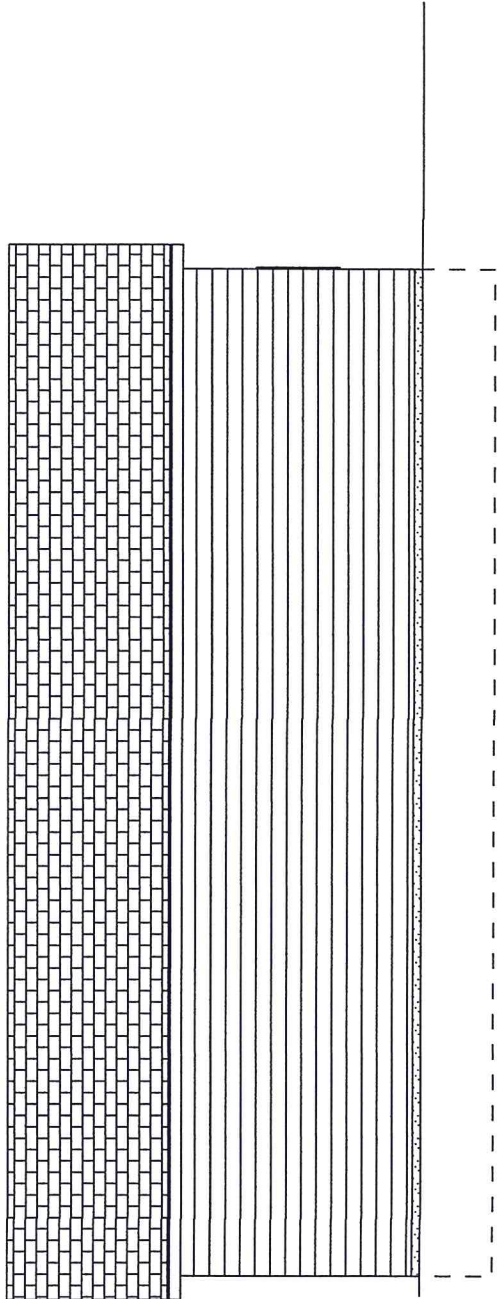
View: Y'
 Scale: 1/8" = 1'-0"

Architect: Designer: Nick Alzamora Drafted & Manufactured by:		Contractor: Tom Danser 503 New Rd Southampton, NJ 08088		Project no.: AC-9		Project Name: 30x42 Vinyl Truss Garage	
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				Page: 7 OF 10			



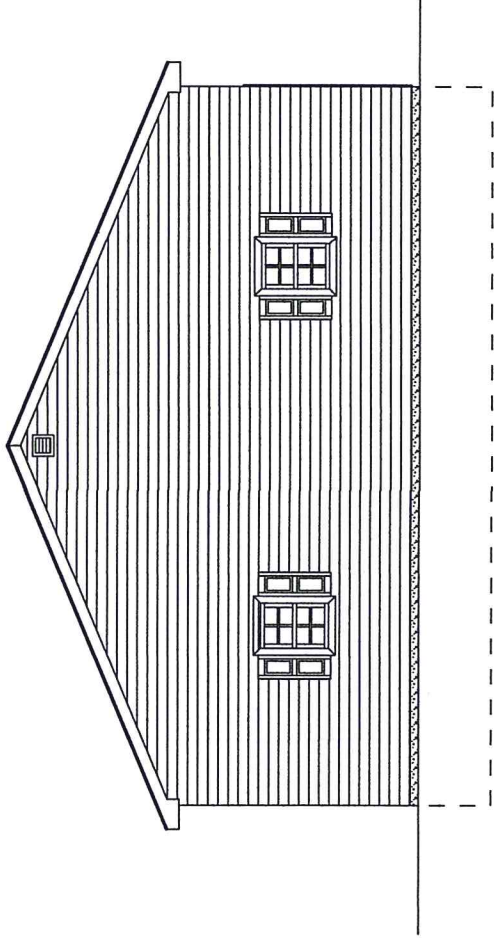
View: -X'
Scale: 1/8" = 1'-0"

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View: -Y'
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		Page: 9 OF 10	



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