

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 _____, LOT(S) _____

APPLICANT/DEVELOPER'S NAME: Donna Nelson

PROPERTY LOCATION ADDRESS: 2 Stagecoach Road, Southampton, NJ 08088

- _____ 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 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 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 Schmied	609-859-2786
Zoning Bd of Adjustment Secretary:	Maryalice Brown	609-859-2786
Planning Board Secretary:	Michele Gittinger	609-859-5570

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: 2 Stagecoach Road, Southampton, NJ 08088

Tax Map: Page _____ Block 2605 Lot(s) 1

Page _____ Block _____ Lot(s) _____

Dimensions: Frontage _____ Depth _____ Total Area _____

Zoning District _____

2.

APPLICANT/OWNER/DEVELOPER:

Name: Donna Nelson

Address: 2 Stagecoach Road, Southampton, NJ 08088

Telephone No: 609-230-2272 Fax No.: _____ Email: dnelson@flavordelite.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? Yes
17. Is public sanitary sewer available? Yes
18. Does the application propose a well and septic system on site? N/A
19. Have any proposed new lots been reviewed with the Township Engineer to determine appropriate lot and block numbers? N/A
20. Are any off-tract improvements required or proposed? N/A
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	_____	_____	_____
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

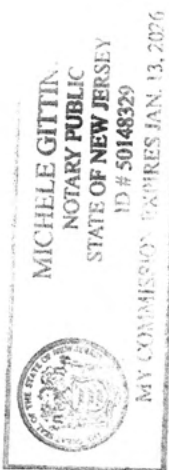
Engineer

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.

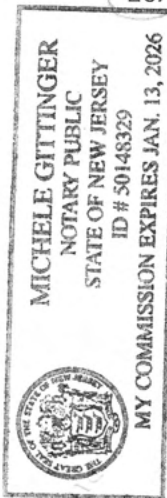
(If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this 28 Day of February, 20 22.



Michele Gittin
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

28 Day of February, 2022

Michele Gittinger
Notary Public

Norman M. Nelson
Signature of Owner

29.

I understand that the sum of \$ 1500.00 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.

2/23/2022

Date

Norman M. Nelson
Norman M. Nelson

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.

2/23/2022

Date

Norman M. Nelson
Norman M. Nelson

Signature Developer/Applicant

TOWNSHIP OF SOUTHAMPTON

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

*Received
Feb 22nd*

DENIAL OF PERMIT

February 15, 2022

RE: APPLICATION FOR ZONING

Dear Donna Nelson,

Your application for a permit to construct a 24' above ground pool with a 12'x5' pool deck at the property located at 2 Stagecoach Road, in Southampton Township, Block: 2605 Lot: 1 is hereby denied for noncompliance with the provisions of the Municipal Zoning Ordinance for the following reason(s):

The application submitted for a 24' above ground pool with a 12'x5' pool deck to be constructed does not meet the 10% maximum impervious coverage requirement. You are at about 29% which is over the maximum requirement.

The property is located in the "RD PL" Rural Development 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.

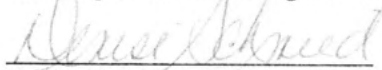
Information on procedures for an appeal of this decision to the Board of Adjustment and/or Planning Board can be obtained from the Secretary of the Board by emailing the secretary at zoning@southamptonnj.org for the Zoning Board or planning@southamptonnj.org for the Planning Board.

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



Denise Schmied, Zoning Officer

Variance Requests

1. Replacement of Above Ground Pool with deck
2. Screen Room over existing concrete patio
3. Blacktop Driveway
4. Paver area for grill and flat top not in close proximity to my home.

We had an above ground pool when we purchased our home. For many, many years, this was how I would exercise as I have had numerous injuries to my left leg such as hyperextension with tears and a spiral break. Additionally, I have an enchondroma (a tumor in the femur bone of my leg) which weakens my bone leaving me open to significant future injury. Water is a weightless, low impact form of exercise for not only me but also my sister who has spinal stenosis.

The pool that was originally at our home was very new when we bought our home and lasted many, many years. It was a pool with a wooden deck. A few years ago, the pool's age gave us cause for concern so we took it down with the intention to replace it. We also had a seasonal campsite at Belhaven Lake, where I would swim on the weekends.

While saving for the new pool, I joined the YMCA in Moorestown near my work where I could swim during the week at an indoor pool for exercise until COVID-19 struck and I was too afraid to continue at the YMCA. Just prior to Covid really taking hold in the USA, my Mom passed away and my sister and I needed to care for my dad's needs. Covid spread and out of caution for my dad's safety and my own, (I have asthma, severe sleep apnea, etc.) we sold our campsite at Belhaven and restricted ourselves to a limited family circle. Which is when we decided to bite the bullet and pay for a new pool and we applied for the permit.

We are also applying for a variance to build a screen room on our existing concrete patio because there is a horse farms directly behind us and the flies are unbearable. We can't sit outside without being bitten or landed on by flies. We buy fly bags which we hang from the fence to try to control them but to no avail. The flies come in our house every time we open the sliding glass door and it is absolutely disgusting. We can't enjoy the outside because of the farm attracted flies.

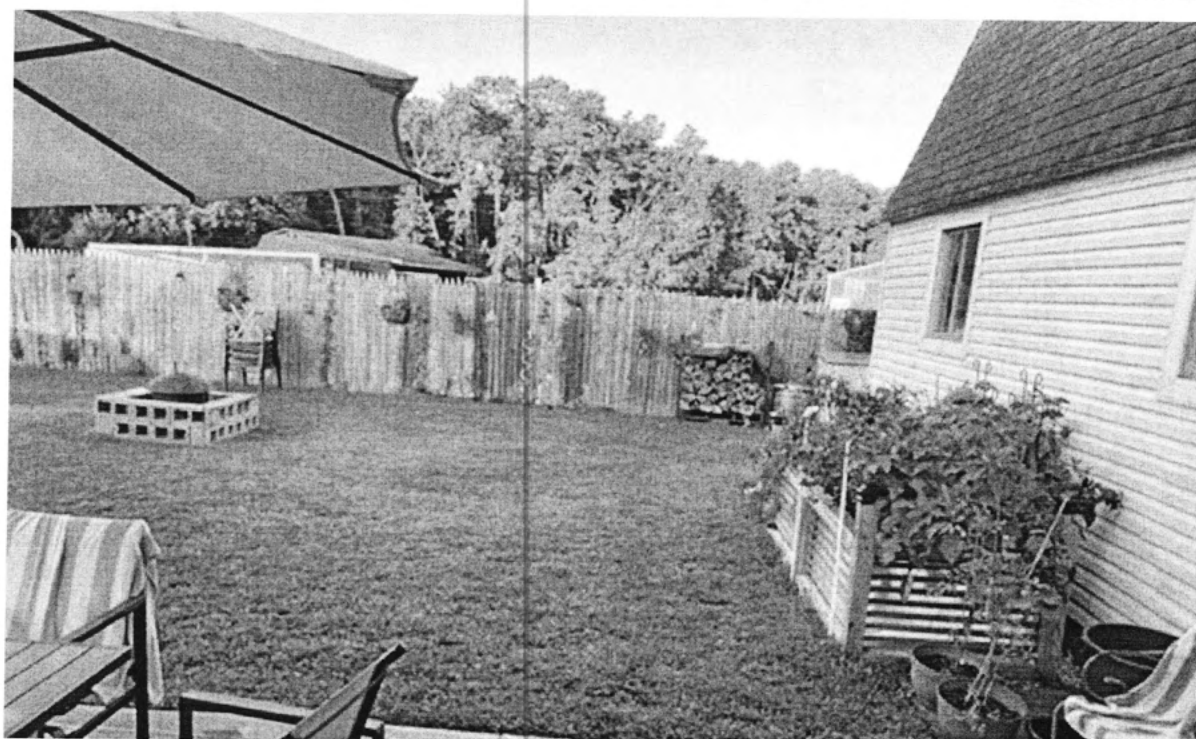
We don't like to use the grill near our home because I am deathly afraid of fires because we lost our parents home due to a house fire. I use pavers and horse matts for the grilling area just beyond the concrete patio to keep the grills away from the house.

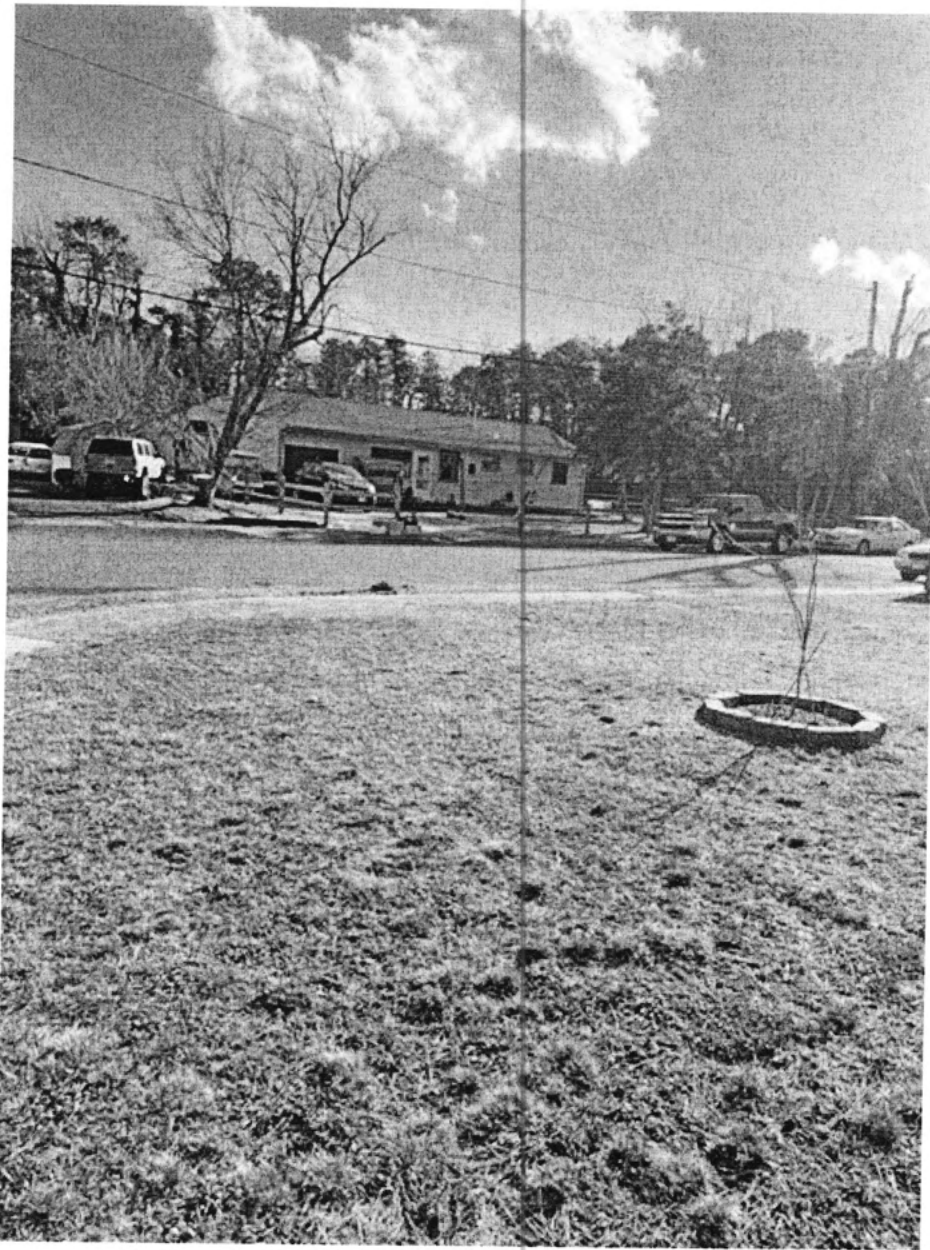
Lastly, I have an extremely difficult time with uneven surfaces and stairs. The paved driveway is an absolute necessity for my overall safety. Also, my son who lives with us, has suffered a traumatic brain injury and has a significant leg injury which also makes uneven walking surfaces a health hazard.

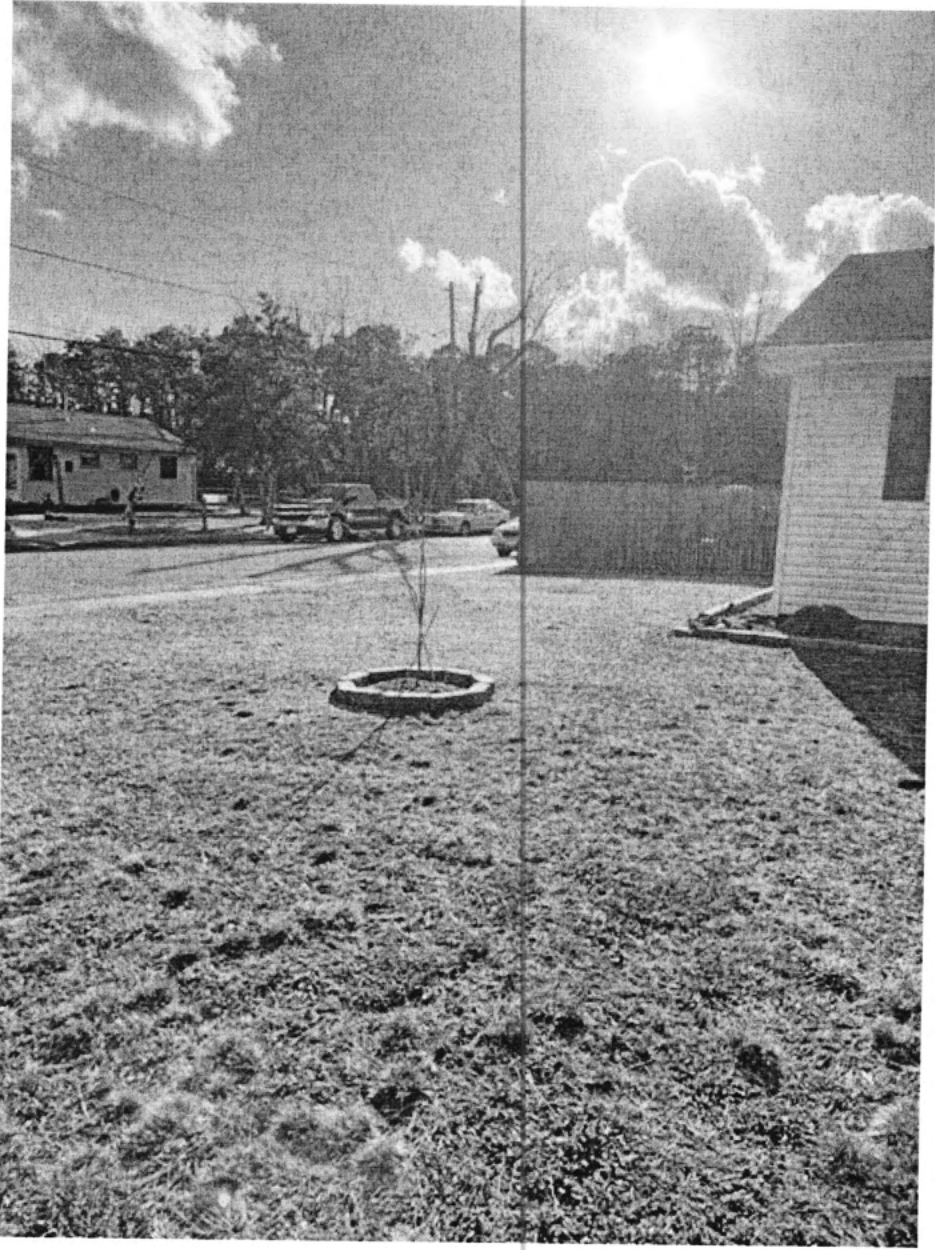
We appreciate your kind consideration for this variance. We are on a corner lot and among the largest lots in Hampton Lakes with only one home to our left side a dead end to our right side and a farm behind us.

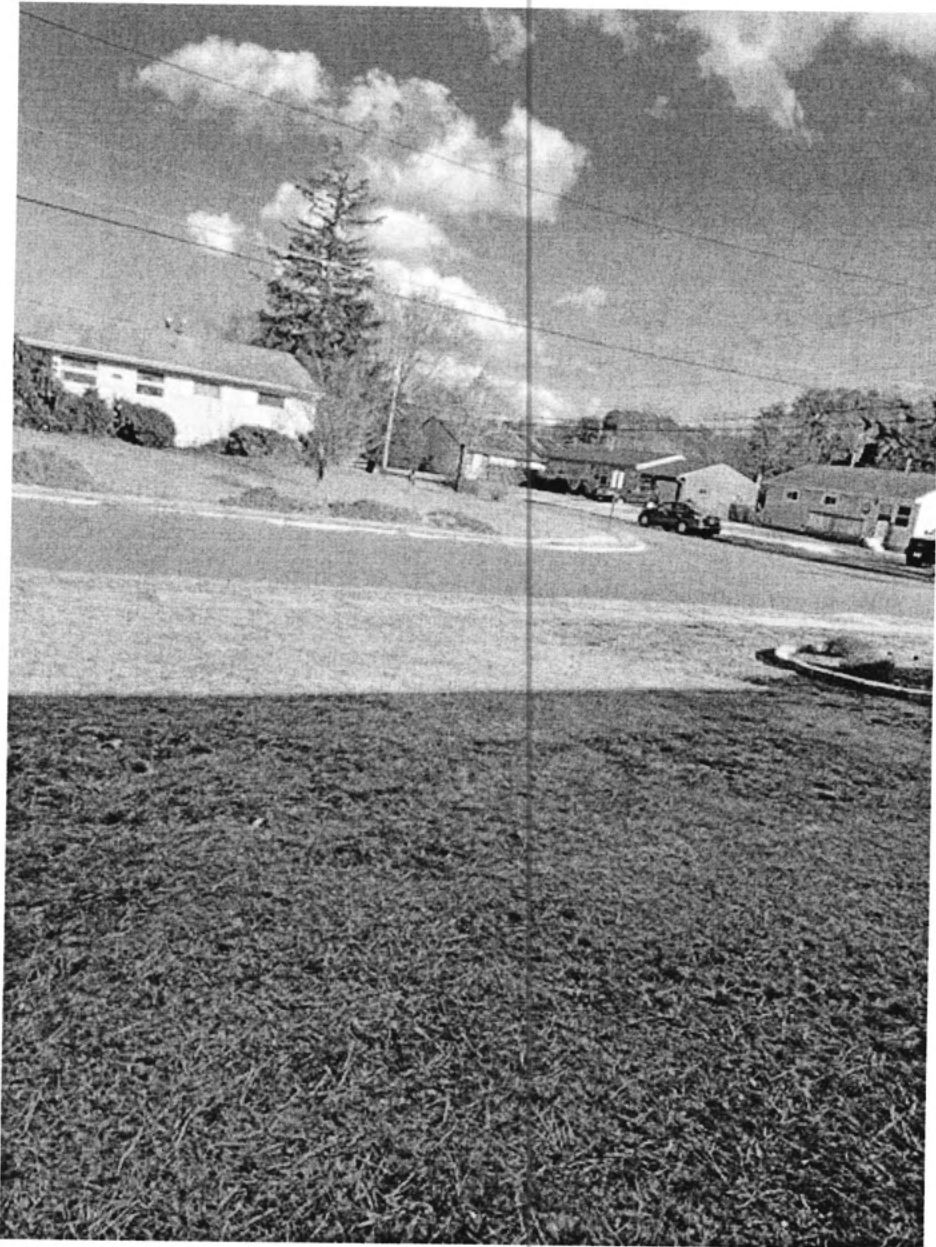
The Hampton Lakes Development was built prior to the current land to coverage ratio regulations. Also, our home has city water and septic which prevents any negative effect on sewage or water due to land coverage.

Thank you very much.

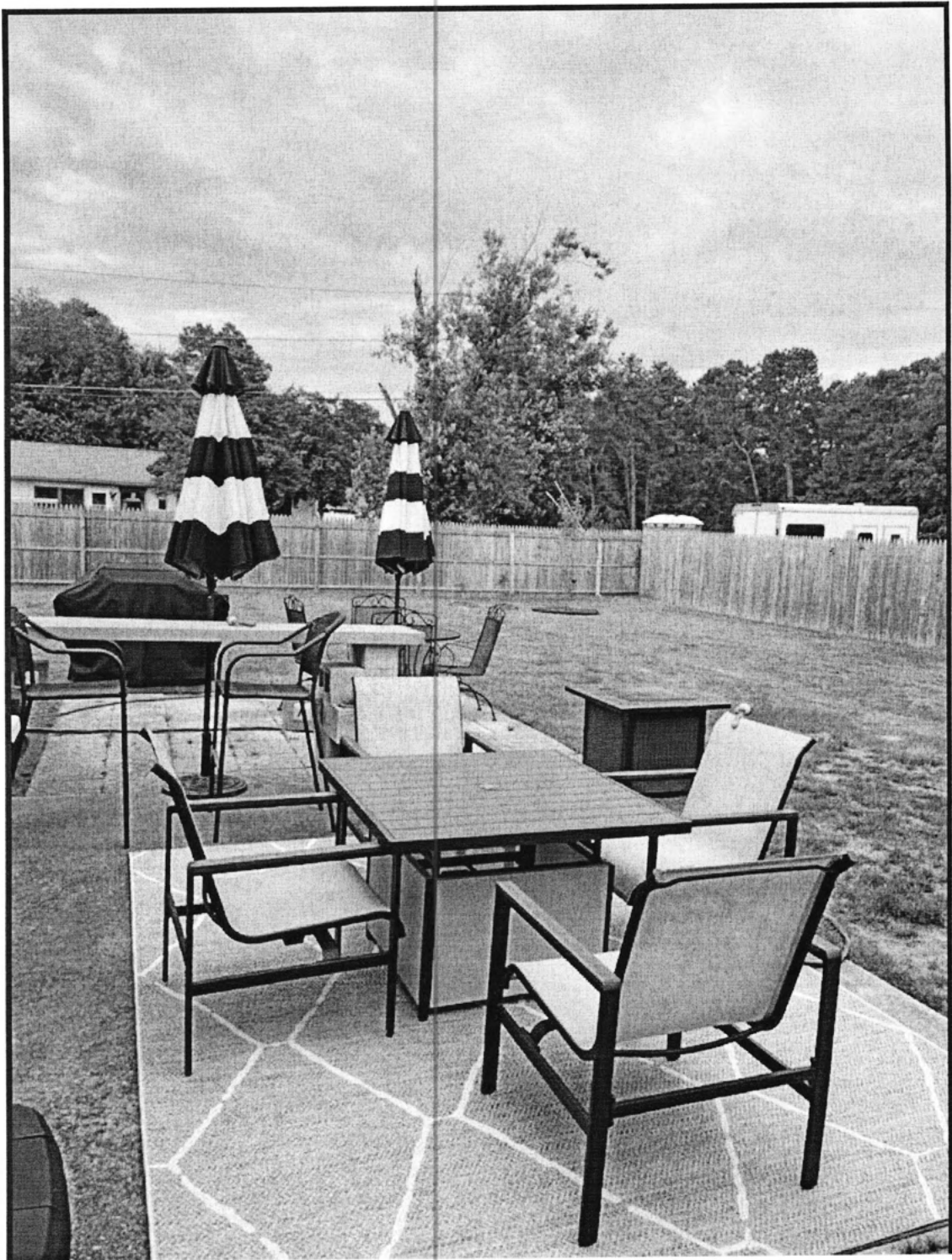






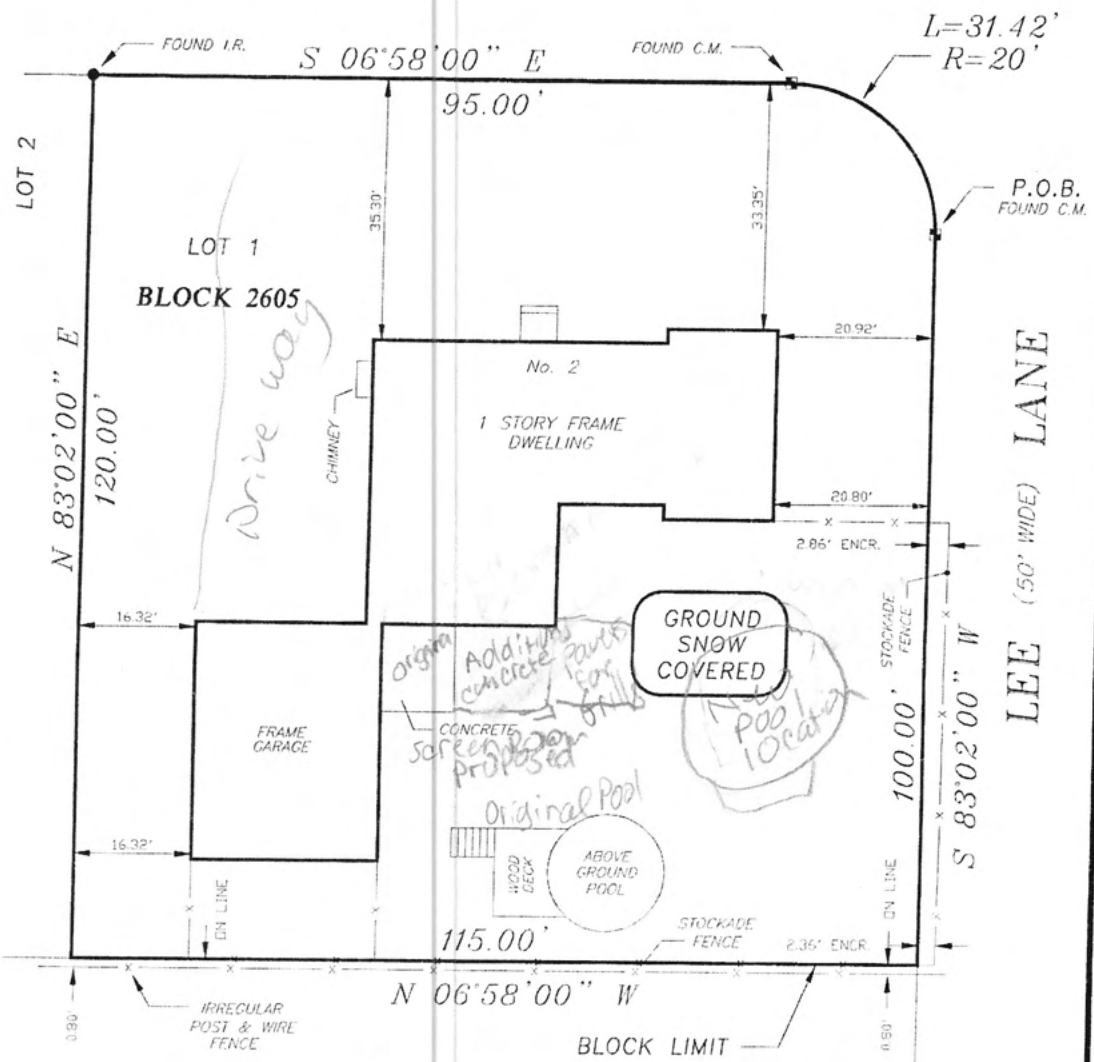








STAGECOACH (50' WIDE) ROAD



LANDS N/F
Alexander Love

BEING LOT 1, BLOCK 2605 ON THE TOWNSHIP OF SOUTHAMPTON TAX MAP,
CONTAINING 13,714± S.F. (0.315± AC.) OF LAND.

DONNA MARIE NELSON &
EDWARD P. NELSON
CONGRESS TITLE DIVISION
SUSAN ANDERSON, ESQUIRE
HART MORTGAGE CORP.

TO 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 (EXCEPT SUCH STATEMENT, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSUROR OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN THEREON.

John McGlinchey
LAND SURVEYOR LICENSE No. 34866
JOHN McGLINCHEY

SURVEY AND PLAN OF PREMISES			
No. 2 STAGECOACH ROAD TOWNSHIP OF SOUTHAMPTON BURLINGTON COUNTY, N.J.			
SCALE:	1"=20'	DRAWN BY:	PC
DATE:	2-8-96	REVISED:	96-075
JOHN McGLINCHEY P.L.S. P.P.			
5 MARIGOLD COURT		MT. LAUREL, N.J. 08054	
TEL. (609) 727-4353		FAX. (609) 727-4360	



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: 2/28/2022

To Whom It May Concern:

This is to certify that taxes on Block 2605 Lot 1, assessed to
Donna & Edward Nelson, have been paid through the
1st quarter of 2022.

Next payment due by May 1, 2022 in the amount of
\$ 1,349.85.

Respectfully,

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