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August 9, 2022
70611 00

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

Re: **Application Review: Bulk Variance**
22-602-2: Vasquez Swimming Pool
122 Newbolds Corner Road
Block 602, Lot 2

Dear Board Members,

We have received an application to construct a rear inground swimming pool on the above property, which will require a bulk variance.

General Information

Applicant: Lisa Vasquez
122 Newbolds Corner Road
Southampton, NJ 08088

Owner: Raymond James Trust, N.A.
800 Carillon Parkway
Saint Petersburg, FL 33719

Submitted Materials

The application included the following documents:

1. Application Cover Letter prepared by Janet Belford of Catastrophic Care Network of Philadelphia, PA, undated.
2. Southampton Township Planning Board & Zoning Board Application Form and Bulk Variance Checklist;
3. Plan of Survey (photocopy) prepared by Avi Luzon, PLS of Mount Holly, NJ, dated 07/27/2017 and annotated by Applicant.

Completeness Review

Our records indicate that the property owner is technically held in trust by a separate corporation and that the managing trustee did not appear to sign and seal the application. **Given these unique circumstances, we recommend that the Board find the application COMPLETE with the understanding that the Board will require the Applicant to provide documentation that the property owner assents to the application.**

Zoning Requirements: Rural Residential (RR) Zone*Use Requirements:*

1. Private swimming pools are a permitted residential 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	Proposed	Status
Lot			
Min. Lot Area (Acres)	2	0.64	PE
Min. Lot Frontage (Feet)	100	160	C
Max. Principal Bldg. Coverage (Percent)	10	9.2	C
Max. Accessory Bldg. Coverage (Percent)	1.5	< 1	C
Max. Lot Clearing/Disturbance (Percent)	14	100	PE
Max. Total Impervious Coverage	10	31.37	V
Accessory Structure (Pool)			
Min. Rear Yard Setback: (Feet)	25	9	V
Min. Side Yard Setback: (Feet)	6	5	V

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 26.61% to 31.37% for the above-ground pool construction, where 10% is required. (§ 12-3.9d10)
 - a. Locating the pool equipment 5' from the side yard, where a minimum of 6' is required. (§ 12-41b2)
 - b. Locating the pool 9' from the rear yard, where a minimum of 25' is required. (§ 12-41b3)

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. The Applicant should provide testimony indicating that the proposed development and required regrading will not:
 - a. Disturb or damage the existing private well and sanitary septic system; and
 - b. Require significant regrading that will change existing drainage patterns that may adversely impact neighboring properties.

4. The Applicant should provide testimony indicating whether the proposed development will involve the installation of any outdoor lighting that would adversely affect adjacent properties.
5. The Applicant's survey did not indicate the location of the proposed 4'-tall aluminum picket fence to enclose the pool area. The Applicant should provide testimony indicating whether the fence will comply with §12-5.6.c and d, per Ordinance 2020-2, e.g.:
 - a. All fences shall be of durable quality materials and installed in a good workman-like manner.
 - b. All fences shall be maintained by the owner of the premises on which the fence is constructed.
 - c. All fences shall be constructed with the face, or finished side, away from the property and the structural side toward the interior.
 - d. Fences may be located along a property line, except as otherwise provided in this section.

Permits and Approvals

6. 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

cc: Lisa Vasquez, Applicant via email lv113099@yahoo.com
Thomas Coleman, Esq., Zoning Board Attorney tomcoleman@rclawnj.com

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