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August 24, 2022
70609 00

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

Re: **Bulk Variance**
22-3501-28.02: Thames Garage
42 Burrs Mill Road
Block 3501, Lot 28.01

Dear Board Members,

We have reviewed an application for a c(1) Bulk Variance for the property referenced above to convert an existing attached 1-car garage to a living space and to construct a 30' x 32' detached garage accessory building in the property's front yard. It appears that there has been little or no additional lot clearing / soil disturbance or impervious coverage changes to this c.1960 residential property.

General Information

Applicant/Owner: Susan James
42 Burrs Mill Road
Southampton, NJ 08088

Submission Materials

The application included the following documents:

1. Southampton Township Planning Board & Zoning Board Application Form.
2. Plan of Survey (photocopy) prepared by Avi Luzon, PLS of Mt. Holly, NJ, dated 02/08/17.
3. Construction plans and specifications for proposed garage (8 pages).
4. Photographs of proposed garage and construction site (6 images).
5. Zoning Officer denial letter dated 07/12/22.
6. Burlington County Health Department letter dated 07/12/22.

Completeness Review

We recommend that the application be found COMPLETE for the Board's review and consideration of approval.

Zoning Requirements: Pinelands Forest Area (FA) Zone

Use Requirements:

1. Detached garages for single-family detached dwellings are a permitted accessory use in this zone.

Dimensional Requirements: The last column in the following table indicates how the proposed development on this lot conforms to the area and bulk requirements in this zone. (Setbacks measured from building footprint, not eaves.)

	Required	Proposed	Status
Lot			
Min. Lot Area (Acres)	5	5	C
Min. Lot Frontage at building line (Feet)	300	200	PE
Max. Lot Clearing & Soil Disturbance: (Percent)	15	3	C
Max. Total Impervious Coverage (Percent)	10	2	C
Detached Garage Requirements per §12-4.1b			
Min. Front Yard Setback:	Behind DU	No	V
Min. Rear Yard Setback: (Feet)	25	1038.17	C
Min. Side Yard Setback: (Feet)	6	20	C
Detached Garage Requirements per §12-4.1c			
Max. Garage Parking per Lot	3	2	C
Max. Detached Garage Size; (Square Feet)	1,260	960	C

C = Conforming; PE = Pre-Existing non-conforming condition unaffected by proposed development; V = Variance required.

- The proposed detached garage requires a c(1) bulk variance for its proposed location between the street and the residence, and not behind the residence, as required by the Ordinance.

Bulk Variance Proofs

The Applicant must provide testimony to justify the requested variance by demonstrating 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:

- The exceptional narrowness, shallowness, or shape of a specific piece of property, or
- By reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or
- By reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.”

General Comments

- The submitted survey is more than 5 years old. The Applicant should provide testimony regarding the accuracy of the 2017 plan to the property’s existing conditions.
- Because the proposed development appears to comprise less than 1 acre of additional soil disturbance and less than 0.25 acres of impervious surfaces, it is not a “major development” requiring adherence to NJDEP’s stormwater management rules.
- The application includes a July 12, 2022, letter from the Burlington County Health Department indicating that the proposed development will not require any change to the existing septic system.
- Applicant should provide testimony regarding the following:
 - Whether it will park or store any commercial vehicles. §12-4.1c. indicates that detached residential garages may not be used to park or store any commercial vehicles. **If so, a use variance would be required.**
 - The existing and proposed drainage patterns around the proposed garage building and whether there are any existing site drainage issues, the locations of the proposed garage’s downspouts and leaders and stormwater flow, and whether that runoff will have any impact on neighboring properties.

- c. The locations and types of any proposed exterior lighting and provisions to ensure there will be no glare to adjacent properties.
 - d. The proposed general configuration and surface material for the driveway extension to the proposed garage.
7. We recommend that any Board approval be conditioned on the Township Engineer's approval of an acceptable vehicular circulation and grading plan for the proposed development.

Outside Agency Approvals

8. 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. 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

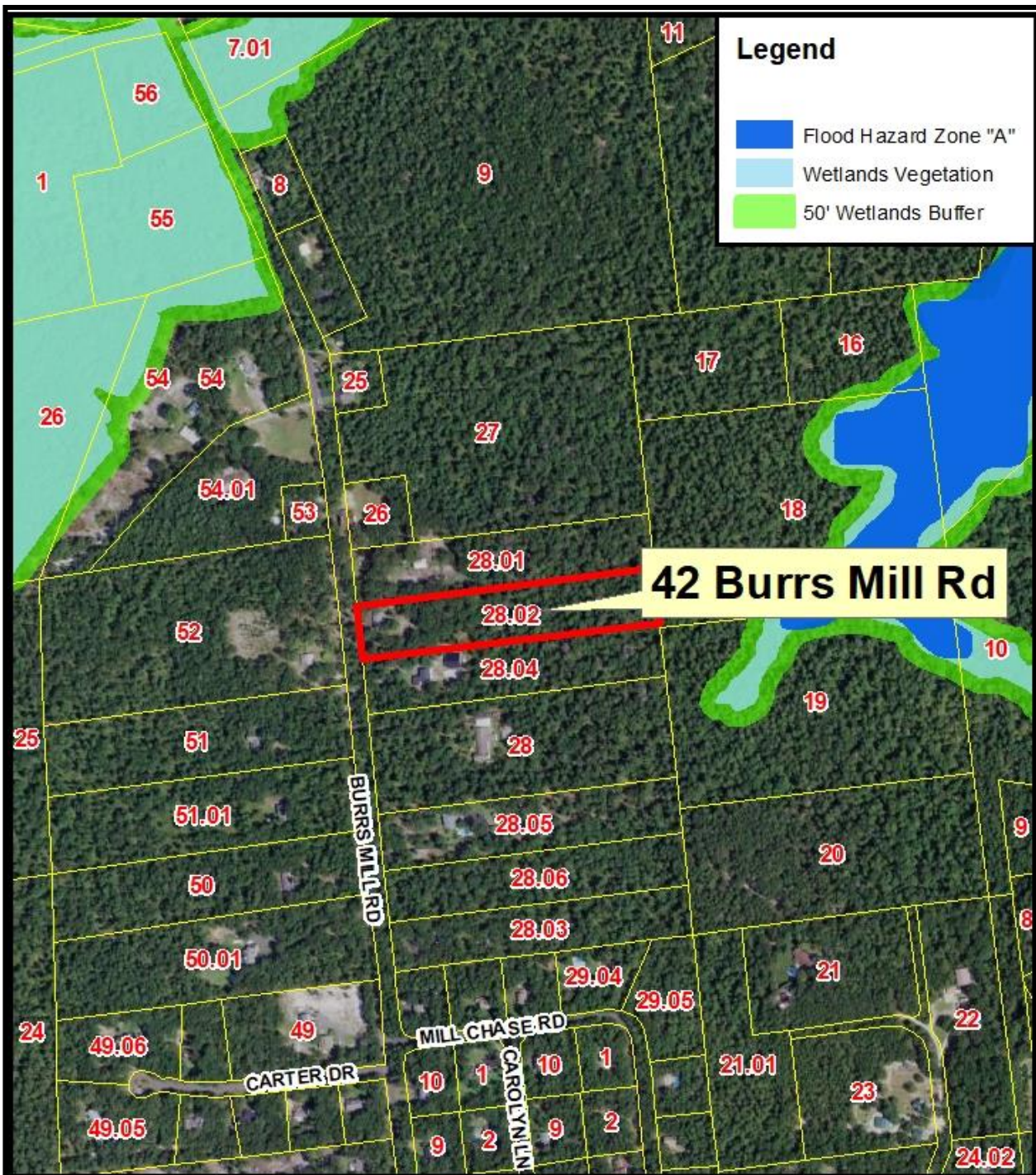


Edward Fox, AICP, PP
Zoning Board Planner

RRD/ EF

ec: Susan James, Owner / Applicant via email runner629@gmail.com
Thomas Coleman, Esq., Zoning Board Attorney tomcoleman@rclawnj.com

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**42 Burrs Mill Road
Block 3501 Lot 28.02
Southampton Township, NJ**

