

VARIANCE APPLICATION

NEIL A. DESTEFANO & DARYL LYNNE DESTEFANO

7 FOXHILL DRIVE

SOUTHAMPTON, NJ 08088

August 30, 2022

Variance Application Explanation Neil DeStefano, 7 Foxhill Drive, Southampton

This variance application is being made to allow an increase to the impervious layer to accommodate the building of a first-floor bedroom & bathroom to accommodate aging-in-place for the homeowners. The proposed addition will increase the coverage by 2% to a total of 24% vs. the current 22% coverage granted per Resolution 2020-15z. This addition will not have any adverse impact on the drainage, environment or development surroundings.

The Denial of Permit dated January 4, 2022 for this addition also stipulated a variance for 75' front yard setback would be required. The attached updated site plan indicates the location for the proposed addition will meet this requirement and is set back further than the 75' required.

Also, this addition will not result in an increase in the number of bedrooms as one of the existing bedrooms will be converted to an office and therefore no septic modification will be required.

Sincerely,



Neil DeStefano
7 Foxhill Drive
Southampton, NJ 08088

References/attachments:

- 1. Variance Application**
- 2. Southampton Township Denial of Permit dated January 4, 2022**
- 3. Proposed project site plan**
- 4. Proposed addition elevation drawings**
- 5. Proposed addition lot location pictures**
- 6. Southampton Township current taxes letter**
- 7. Southampton and Tabernacle Townships 200' residents list**
- 8. Notice to property owners**
- 9. Notice to Official Newspaper**
- 10. Eagles Mere deed restrictions**
- 11. Escrow Agreement and \$1,500 check**
- 12. Variance application \$100 check**

TOWNSHIP OF SOUTHAMPTON

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

DENIAL OF PERMIT

January 4, 2022

RE: APPLICATION FOR ZONING

Dear Neil DeStefano,

Your application for a permit to construct a one story master bedroom bathroom addition at 7 Foxhill Drive, Southampton Township, Block: 2902.06 Lot: 8 is hereby denied for noncompliance with the provisions of the Municipal Zoning Ordinance for the following reason(s):

The application submitted does not meet the 75' front yard setback, this may not be accurate as the survey submitted was not to scale. Site plan approval with variances dated April 1988.

The addition exceeds the 10% Building coverage and the 22% Impervious coverage that was granted per Resolution 2020-15z.

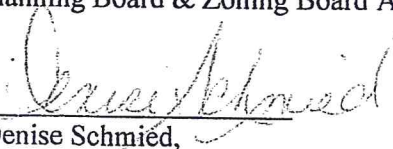
Information on procedures for an appeal of this decision to the Board of Adjustment and/or Planning Board can be obtained from the Secretary of the Board by emailing the secretary at zoning@southamptonnj.org for the Zoning Board or planning@southamptonnj.org for the Planning Board.

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

Building and lot coverage

7 Foxhill Drive

BL: 2902.06 Lt: 8

RC PL

x acreage equals square feet

1. Lot size: (multiply acreage by 43,560 to get square feet

43,560

1.00

43,560

existing: Building Coverage

Dimensions	Square Feet
	2201
	872
	678
	3751

2. house w/garage

3. shed/ detached garage

4. patio w/ roof, attached deck

5. total existing build cover (add lines 6 thru 8)

6. total % of existing build cover (line 5 divided by sq ft in line 1 then mutliply 100)

100 8.61

proposed:

7. addition - breezeway

8 1025

9. total proposed build add lines 7 thru 8

1025

10. total buid & cover in sq ft exist & proposed add lines 5 & 9

4776.00

11. Total % of build cover (line 10 divided by sq ft in line 1 then multiply by 100)

10.96

12. Total % build cover permitted (to be completed by Zoning Staff)

10.00%

4356.00

LOT COVERAGE

existing:

13. build cover from line 5

14. Driveway (including stones, pavers, gravel, etc.)

15. sidewalks

16. detached decks, slabs

17. pools

18. other

19. Total existing lot cover (add lines 13 thru 18)

9532

20. Total % of existing lot cover (line 19 divided by sq ft in line 1 then multiply by 100)

21.88

PROPOSED:

21. Building Cover from line 9

22 1025

23 0

24. total proposed lot cover (add lines 21 thru 23)

1025

25. Total cover in Sq Ft existing & proposed add lines 19 and 24

10557

26. Total % Lot cover (line 25 divided by sq ft in line 1 then multiply by 100)

24.24

27. Total % lot coverage permitted for that zone (to be completed by Zoning Staff)

22.00%

9583.2

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: 7 FOXHILL DRIVE, SOUTHAMPTON

Tax Map: Page 295 Block 2902.06 Lot(s) 8

Page _____ Block _____ Lot(s) _____

Dimensions: Frontage 201.39' Depth 214.12' Total Area _____
Zoning District RC PL ZONE

2. APPLICANT/OWNER/DEVELOPER:

Name: NEIL DE STEFANO

Address: 7 FOXHILL DRIVE SOUTHAMPTON NJ 08088

Telephone No: 2628791251 Fax No.: _____ Email: neil.destefano@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.: _____

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) *(attached)*

7. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing and proposed on the property:

Yes(attach copies) Attached 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: JOE ADAMSON AIA
 Field of Expertise: Architect
 Address: 110 MACTER AVE UNIT 303 MONROETOWN NJ 08057
 Telephone No.: 609.668.2383 Fax _____
 email: jadamson@adamsonrva.com
13. Section(s) of Ordinance from which a variance is requested: 19-2.7C.1(g)
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? 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? NA

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. (Attached)

25. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing). (Attached)

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

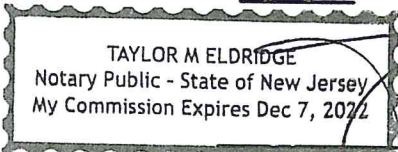
Engineer

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 25 Day of AUGUST, 20 22



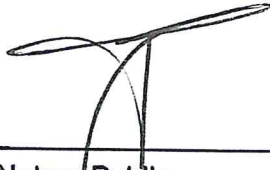
Notary Public

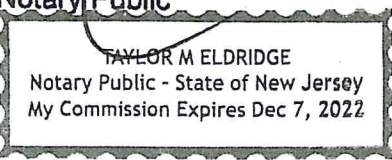
Signature of Applicant

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

25th Day of August, 2022



Notary Public




Signature of Owner

29. I understand that the sum of \$ 1,500.00 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.

8/23/22

Date

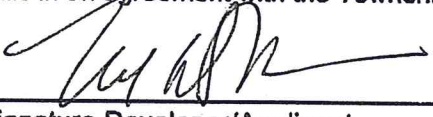


Signature of Owner

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.

8/23/22

Date



Signature Developer/Applicant

ESCROW AGREEMENT

THIS AGREEMENT made this 23 day of August, 2022

between NEIL DESEKAND
(name of applicant)

hereinafter referred to as "Applicant", and the **PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT** of the **TOWNSHIP OF SOUTHAMPTON**, hereinafter referred to as the "Board".

WHEREAS, Applicant is currently seeking to make an application to the **PLANNING BOARD** or **ZONING BOARD OF ADJUSTMENT** of the **TOWNSHIP OF SOUTHAMPTON**, and;

WHEREAS, the Board desires to establish an escrow whereby work required to be performed by professionals employed by the Board will be paid by the Applicant as required under the provisions of the Ordinances of the **TOWNSHIP OF SOUTHAMPTON**, and;

WHEREAS, both parties feel it is appropriate to reduce this understanding to written form.

WITNESSETH:

IT IS mutually agreed between the parties that:

1. PURPOSES.

The Board authorizes its professional staff to review, inspect, report and study all plans, documents, statements, improvements and provisions made by the Applicant in conforming to the requirements of the Ordinances of the Township. The Board directs its professional staff to make all oral and/or written reports to the Board or its conclusions and findings derived from the review, study, investigation and like or similar duties performed as elsewhere authorized. The Applicant agrees to pay all reasonable professional fees incurred by the Board for the performance of the duties outlined above.

2. ESCROW ESTABLISHED.

Applicant and the Board in accordance with the provisions of this agreement hereby create an escrow to be established by the Board in a depository selected by the Township Committee.

3. ESCROW FUND.

Applicant by execution of this agreement shall pay to the Township Treasurer, to be deposited in the depository referred to in Section 2, such sums as are required by Schedule 1, which is attached hereto and made a part hereof by reference. Execution of this agreement by the Board acknowledges receipt of the sums referred to under this paragraph.

4. INCREASE IN ESCROW FUND.

If during the existence of this escrow agreement the funds held by the escrow holder shall be insufficient to cover any voucher or bill submitted by the professional staff and reviewed and approved by the Board, Applicant shall within fifteen (15) days from the date of receipt of written notice, deposit additional sums with the escrow holder to cover the amount of the deficit referred to above. The written notice referred to in this paragraph shall be sent to:

5. TIME OF PAYMENT.

The professionals referred to in this agreement, upon the conclusion of their services or periodically during the performance of their services, shall submit vouchers conforming to the requirements established by the Board and/or Township Committee for vouchers or the type and kind referred to under this paragraph. Said vouchers shall include the amounts of all fees and costs incurred as a result of the services set forth under Paragraph 1 of this agreement.

6. BOARD OF REVIEW.

The Township Committee shall review the vouchers submitted by the professionals to determine whether the services have been performed in the manner and to the degree required by this agreement. Upon

making a determination that said services have been performed properly, the Treasurer shall process said vouchers in the same manner and under the same terms as are normally employed for vouchers submitted for performance for the Board. At the conclusion of this processing the amounts specified in said vouchers shall be deducted by the escrow holder from the escrow established pursuant to this agreement.

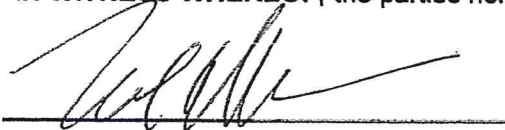
7. APPLICANT'S OBJECTION.

The Applicant shall have the right to make periodic inquiries of the records maintained by the escrow holder to determine the status of the escrow at any point in time. Where the Applicant objects to the payment of any voucher from the escrow fund, he shall have the right to appeal, upon three (3) days written notice to all professionals, to the **TOWNSHIP COMMITTEE** (Board) to determine whether the payments or payment are objected to be proper. The standards of review to be utilized by the **TOWNSHIP COMMITTEE** (Board) in determining whether said payments are proper and whether the fees incurred are reasonable and whether the work has been performed properly.

8. INTEREST ALLOCATIONS.

Any and all interest which would result from or arise out of the deposits being made and held in escrow by the Applicant shall revert to the use of the escrow holder as compensation for the services rendered in connection with this escrow agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seal the date first written above.



(Applicant)



Administrative Officer of
Planning and Zoning



Adamson Riva & Lepley
ARCHITECTS, A I A
124 NORTH MAIN STREET
FORMER RIVER, NEW JERSEY 08731
TEL: 609/883-9191
FAX: 609/897-1199

110 WATER AVENUE, UNIT 303
HOODESTOWN, NEW JERSEY 08037
TEL: 609/427-1622

JOSEPH A. ADAMSON, AIA
MICHAEL ADAMSON
V.L.B. 10389
KYLE ADAMSON
FALICHO BASHIR
SCOTT C. LEPLEY, AIA
NIRI TOUWANER

NOTES:

CONSULTANT:

NO.	DATE	DESCRIPTION:
01	07/20/22	CLIENT REVIEW
02	01/10/23	NOI RDM 010
03	01/13/23	MUDROOM ISSUED FOR PERM

PROJECT:
PHOTOBED
ADDITION/RENOVATION
107
MR. & MRS. D&STEFANO
7 FOXGILL DRIVE
SOUTHAMPTON, NJ 08989
SOUTHAMPTON TOWNSHIP
PROJECT NO. 122229

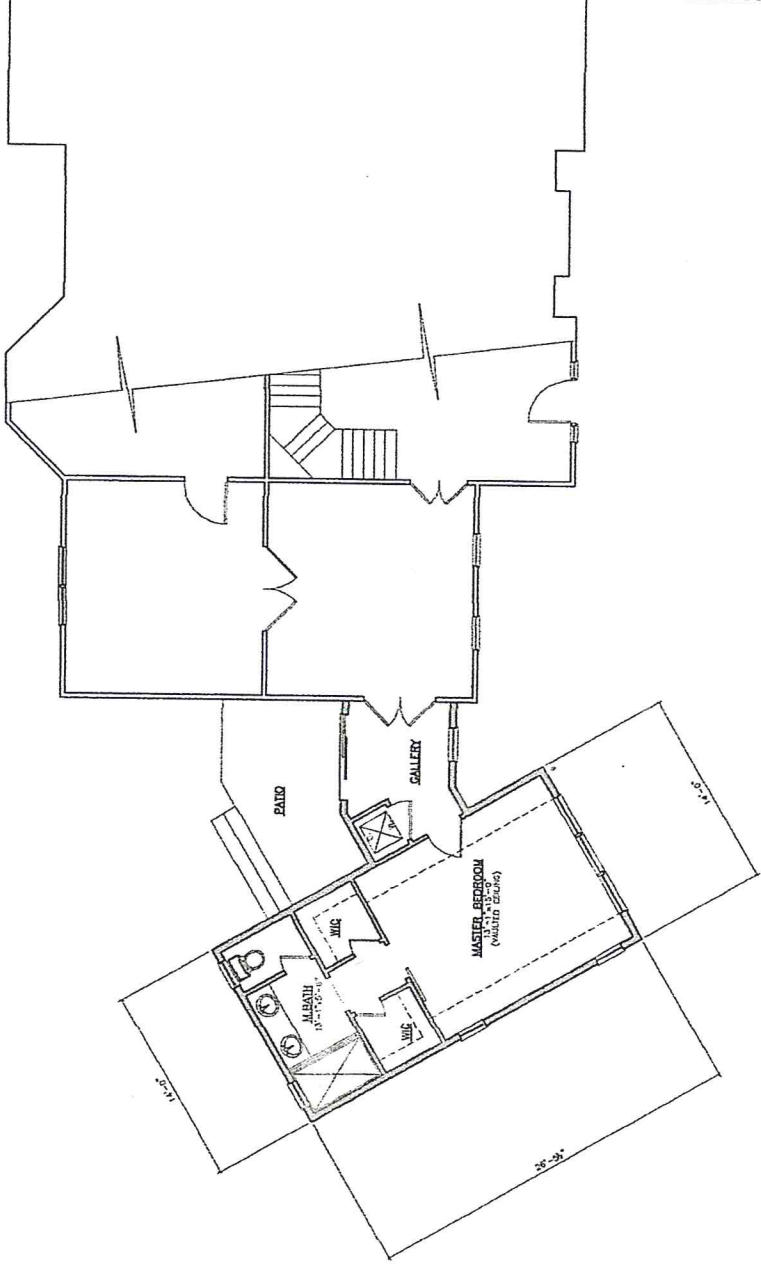
FIRST FLOOR
PLAN

DRAWING:
A2.0

DATE: JFA 01/10/23 JFA
PREPARED BY: JFA
CHECKED BY: JFA
DATE: 01/10/23
CONTRACT NO.: 122229
JOB NO.: 122229
JOB NAME: 107
JOB ADDRESS: 7 FOXGILL DRIVE, SOUTHAMPTON, NJ 08989
JOB PHONE: 609-883-9191
JOB FAX: 609-897-1199
JOB EMAIL: ART@ARTARCHITECTS.COM

1. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE DATE IN ADVANCE FOR ALL PERMITS, STANDARDS, OSHA REGULATIONS, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE DATE IN ADVANCE FOR ALL PERMITS, STANDARDS, OSHA REGULATIONS, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.
3. IN THE EVENT OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND REPORTING TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.
7. ALL REMOVED MATERIALS NOT SCHEDULED FOR REUSE SHALL BE RESPONSIBLE FOR MAINTAINING A WRITTEN LOG OF ALL MATERIALS BEING REMOVED.
8. ALL PERMITS, ORDINANCES, ETC. IMPOSED BY THE SCOPE OF WORK SHALL BE OBTAINED IN ADVANCE BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.
10. THE CONTRACTOR SHALL PROTECT ALL NECESSARY PROTECTION OF ADJACENT AREAS AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.
11. ALL MATERIALS TO BE REMOVED SHALL BE TAKEN TO AN APPROPRIATE DISPOSAL SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.
12. ANY MATERIALS INCLUDING ASBESTOS, LEAD, AND OTHER HAZARDOUS MATERIALS SHALL BE HANDLED AND REMOVED IN ACCORDANCE WITH EPA REGULATIONS AND ALL FEDERAL, STATE AND LOCAL CODES.
13. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CLEAN, SAFE AND HEALTHY WORKING ENVIRONMENT THROUGHOUT THE PROJECT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.
15. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.
16. ALL DIMENSIONS SHALL BE VERIFIED BY THE FIELD INSPECTOR TO THE CONTRACTOR.
17. TEMPORARY SUPPORT STRUCTURES SHALL BE INSTALLED IN ADVANCE OF ALL REMOVAL WORK.

RENOVATION NOTES 03





Adams & Lepley
 ARCHITECTS, P.C.
 125A NORTH MAIN STREET
 FORT LEE, NJ 07024
 TEL: 609.469.1901
 FAX: 609.971.1999
 110 HARTER AVENUE UNIT 303
 MOORESTOWN, NEW JERSEY 08057
 TEL: 856.222.4632

JOSEPH ADAMSON, AIA
 NJ LIC. NO. 342726
 FLAVIO C. RIVA, AIA
 NJ LIC. NO. 342389
 SCOTT C. LEPLEY, AIA
 NJ LIC. NO. 34281605

NOTES:

CONSULTANT:

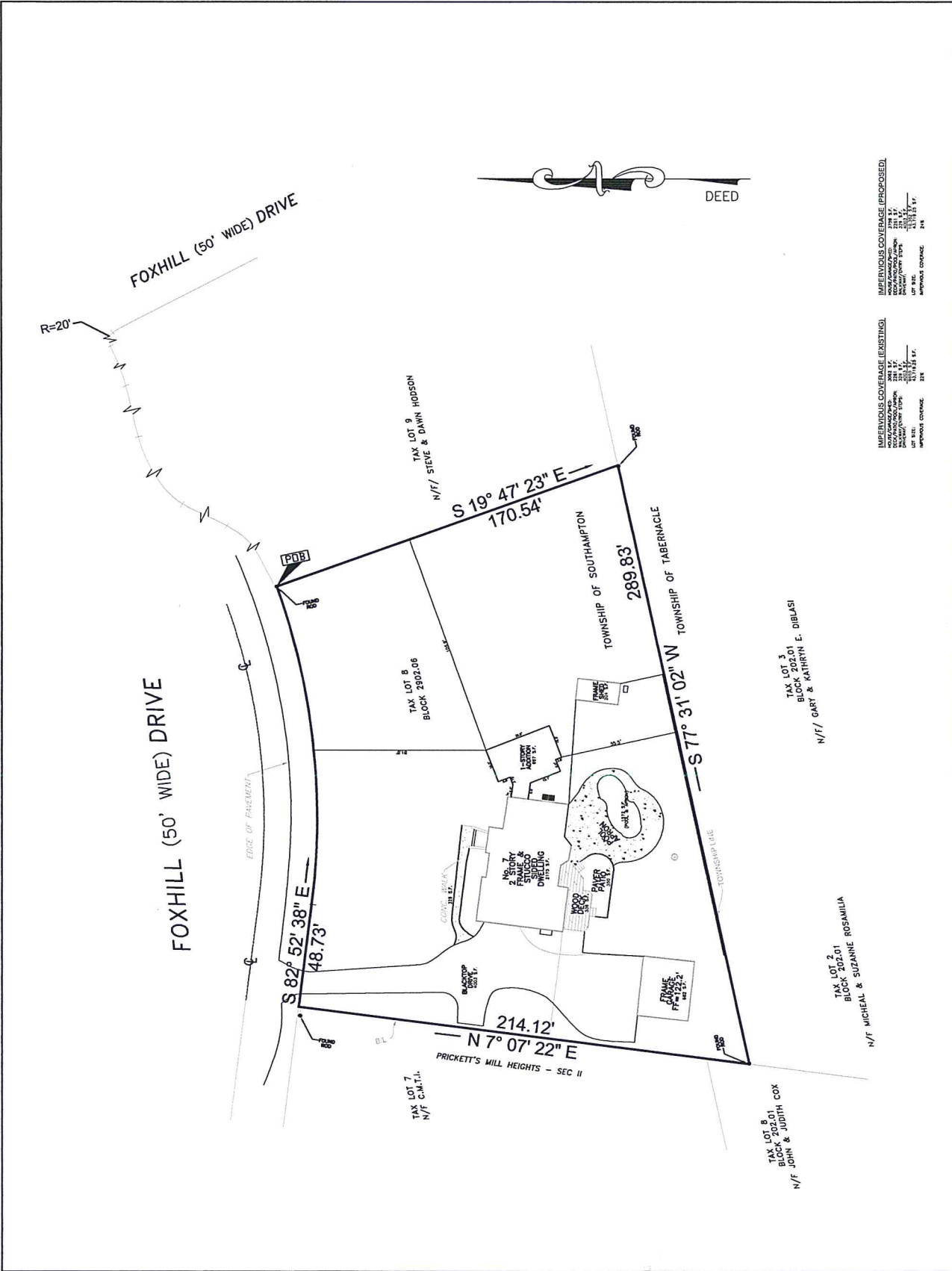
NO.	DATE	DESCRIPTION:
	02/20/22	CLIENT REVIEW
	03/10/22	MOO ROOM BD
	04/13/22	HUDSON ISSUED FOR PERMIT
	09/20/22	SITE PLAN REVIEW

PROJECT:
 PROPOSED
 ADDITION/RENOVATION
 for
 MR. & MRS. D&STEFANO
 7 FOXHILL DRIVE
 SOUTHAMPTON, NJ 08088
 SOUTHAMPTON TOWNSHIP
 PROJECT NO. M22020

TITLE:
 ARCHITECTURAL
 SITE PLAN

DRAWING:
C1.0

DATE: JFA CHD: BT: JFA
 THIS DRAWING SHALL NOT BE USED FOR
 CONSTRUCTION UNLESS A PROFESSIONAL SEAL
 AND SIGNATURE FOR THIS DRAWING
 COMPANY © 2022 ADAMS & LEPLEY ARCHITECTS



IMPERVIOUS COVERAGE (EXISTING)

NO.	DATE	DESCRIPTION
1	02/20/22	EXISTING IMPERVIOUS COVERAGE
2	03/10/22	EXISTING IMPERVIOUS COVERAGE
3	04/13/22	EXISTING IMPERVIOUS COVERAGE
4	09/20/22	EXISTING IMPERVIOUS COVERAGE

IMPERVIOUS COVERAGE (PROPOSED)

NO.	DATE	DESCRIPTION
1	02/20/22	PROPOSED IMPERVIOUS COVERAGE
2	03/10/22	PROPOSED IMPERVIOUS COVERAGE
3	04/13/22	PROPOSED IMPERVIOUS COVERAGE
4	09/20/22	PROPOSED IMPERVIOUS COVERAGE



Addison Reed & Lecky
A R C H I T E C T S A P C
 600 BENTLEY STREET
 FORDHAM, NEW YORK 10241
 TEL: 646 242 6100
 FAX: 646 242 1000

110 WARTER AVENUE, SUITE 301
 WOODSTOCK, NEW YORK 10997
 TEL: 845 227 9650

JOHN P. ADAMS, AIA
 P. E. C. D.
 110 WARTER AVENUE, SUITE 301
 WOODSTOCK, NEW YORK 10997
 TEL: 845 227 9650

PROPOSED:
ADDITION RENOVATION
 for
MRL & MRS. DUSTEFANO
 7408 L. LORE
 SOUTHAMPTON, NJ 08060
 SOUTHAMPTON TOWNSHIP

PROJECT NO. 10220

TITLE:
ARCHITECTURAL
SITE PLAN

SCALE:
C1.0

DRAWN BY: J.P.A. **CHKD BY:** J.P.A.

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IMPERVIOUS COVERAGE (EXISTING)

HOUSE/GARAGE/SHED:	3062 S.F.
DECK/PATIO/POOL/APRON:	2261 S.F.
WALKWAY/ENTRY STEPS:	329 S.F.
DRIVEWAY:	<u>4003 S.F.</u>
	9655 S.F.
LOT SIZE:	43,719.25 S.F.
IMPERVIOUS COVERAGE:	22%

IMPERVIOUS COVERAGE (PROPOSED)

HOUSE/GARAGE/SHED:	3759 S.F.
DECK/PATIO/POOL/APRON:	2261 S.F.
WALKWAY/ENTRY STEPS:	329 S.F.
DRIVEWAY:	<u>4003 S.F.</u>
	10,352 S.F.
LOT SIZE:	43,719.25 S.F.
IMPERVIOUS COVERAGE:	24%





TOWNSHIP OF SOUTHAMPTON

5 RETREAT ROAD
SOUTHAMPTON, NJ 08088

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

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

Date: August 23, 2022

To Whom It May Concern:

This is to certify that the taxes on Block 2902.06 Lot 8, assessed to DESTEFANO, NEIL A & DARYL LYNNE, have been paid through the 3rd quarter of 2022 and there are **NO Tax Liens** on the property.

Next payment due by November 1, 2022 in the amount of \$unavailable.

Respectfully,

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

DEED RESTRICTIONS

EAGLESMERE

UNDER AND SUBJECT to the following covenants and restrictions which shall run with the LAND and shall bind the purchasers, their heirs, successors and assigns, until December 31.

1. No lot shall be used except for single family residential purposes.
2. No drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot.
3. Garbage and rubbish shall not be dumped or allowed to remain on any lot.
4. No open wood burning fires shall be permitted for any purpose whatsoever on the property.
5. Fences constructed, excepting tennis court backstops or enclosures, shall be only of wood and allowed to weather to its natural state and not painted above ground in any manner.
6. No gasoline, gas or diesel or other fuel propelled bicycle, motor bike or motorcycle shall be used in any part of the properties except on the dedicated roadways and the entrance driveways to individual homesites in the Southampton Township portions of Eaglesmere.
7. No gasoline, gas, diesel or other fuel propelled airborne vehicle shall be permitted to take off or land on any part of the tract.
8. No privately owned tower for electronic reception or transmission (radio, television, or signal) is to be erected of a height in excess of 25 feet above existing ground levels windmills.
9. All private driveway entrances shall not exceed 12 feet in width at the entrance lot line that no clearing except noxious brush shall be permitted along roadways within 20 feet of the lot line.
10. No chemicals shall be induced in any waterway without the written approval of the New Jersey Department of Environmental Protection, Division of Environmental Quality, Bureau of Fish, Game and Shell Fisheries and also the New Jersey Department of Environmental Protection Division of Water Resources, Bureau of Water Pollution Control.
11. No member of the equine, bovine, or swine family or domestic fowl may be propagated or harbored in the Eaglesmere tract.
12. In order to preserve the natural environmental for the benefit of all owners in the development, each property owner shall not disturb the existing vegetation in any privately owned lot exceeding a total of 30,000 square feet of his lot area and none of this disturbed vegetation shall occur within 15 feet of any interior property line.
13. There shall not be permitted hunting with a dog or gun or bow, with intent to kill any animal or fowl on the Eaglesmere tract.
14. No trailer; basement, tent, shack, or garage shall at any time be used as a residence temporarily or permanently as a residence.
15. All fireplaces and chimneys must be of standard construction with flue lining and shall be screened at the top.
16. Invalidation of any one of these covenants and restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
17. ENFORCEMENT: Grantor, Grantee and owners of lots in Eaglesmere shall have the right to enforce the foregoing covenants and restrictions.
18. MINIMUM HOUSE SIZE: The minimum house size established for the specific property conveyed by the deed is 2,600 square feet. Said minimum square footage is defined as the size of the heated living area measured "gross" including exterior wall thickness, but not including garages, porches, etc.
19. MINIMUM HOUSE FRONT SETBACK: The minimum house front setback for the municipal right-of-way is as per approvals.
20. MAIL AND NEWSPAPER BOXES: Grantee shall not install or permit to be installed brightly colored newspaper boxes from newspaper publishers or distributors to be installed on or near the property for his use. Mailboxes and posts shall be dark colored except for the red flag.