

Planning & Zoning Board of Adjustment
5 Retreat Road, Southampton, NJ 08088
planning@southamptonnj.org
zoning@southamptonnj.org

MEMORANDUM

TO: PROFESSIONAL STAFF

- _____ PLANNING BOARD ATTORNEY
- _____ PLANNING BOARD ENGINEER
- _____ PLANNING BOARD PLANNER
- _____ ZONING BOARD ATTORNEY
- _____ ZONING BOARD ENGINEER
- _____ ZONING BOARD PLANNER

DATE: October 5, 2022

RE: APPLICATION INFORMATION

The following information is for new applications to either the Planning Board or Zoning Board of Adjustment

PROJECT ID: 22-903-18

PROJECT NAME: Hoey Detached Garage

CATEGORY CODE: ZNBKVR

SITE ADDRESS: 52 Mill Street

APPLICANT'S NAME: Joseph + Janine Hoey

APPLICANT'S ADDRESS: 52 Mill Street
Southampton NJ 08088

The information above must be used on **all** invoices. Copies should be given to your Accounts Receivable Department, reviewers and inspectors. Any invoice or voucher received by the Township without this information will be returned. Copies of all invoices are to be mailed to the applicant at the same time as they are forwarded to the Township.

All invoices are to be sent to the Finance Officer by the **24th** of the month for payment at the next month's regular Township Committee meeting (third Tuesday of the month).

Following these instructions will eliminate the chance of hearing postponements due to deficient balances. Projects that have been approved by the Planning or Zoning Board and have gone to "bond" or Engineer Inspections, must be verified by the Finance Officer for possible new Project ID's given at receipt of "Performance Bond and Performance Engineer's Inspection" by the Township Clerk.

Charges to an applicant's escrow account should only be for review of the application, not for a special hearing before one of the Boards. Review N.J.S. 40:55D-53 for any questions regarding proper billing to an applicant's escrow account.

Cc: Nancy K. Gower, CMFO

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: 52 mill street, Southampton NJ 08088

Tax Map: Page _____ Block 903 Lot(s) 18

Page _____ Block _____ Lot(s) _____

Dimensions: Frontage 150 Depth 450 Total Area 67,500
Zoning District TC

2. APPLICANT/OWNER/DEVELOPER:

Name: Joseph Hocy

Address: 52 mill street, Southampton NJ 08088

Telephone No: 609 781 6804 Fax No.: _____ Email: jhocyjh18@yahoo.com

Applicant is a: Corporation _____ Partnership _____ Individual X

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.)

N/A

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: N/A Fax No.: _____

5. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING: SUBDIVISION:

- N/A 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) *See attached*

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: Residential Home

8. APPLICANT'S ATTORNEY: _____

Address: _____

Telephone No: N/A Fax _____

email: _____

Planning Board & Zoning Board Application
Property: 52 Mill Street
Section 6: Description of the request

Joseph Hoey is seeking a variance approval to construct a detached garage in the rear of his property located at 52 Mill Street in Southampton NJ. This property (Block 903, Lot 18) is located in the Town Center (TC) portion of Southampton Twp. The current zoning allows for the construction of any out building 1200 sq ft or less. The property does not currently have any attached or detached garage space. The owners are seeking approval to build an 1825 sq ft detached 3 car garage with an unfinished second floor for storage. This would be 625 sq ft larger than the allowable size for the TC zone. This garage has been designed to compliment some of the characteristic of the main house with round columns and matching siding. The plans have been approved by the Preservation Commission of Historic Southampton Twp. Elevations and construction drawings have been attached for the boards review.

9. APPLICANT'S ENGINEER: _____
 Address: _____
 Telephone No.: N/A Fax _____
 email: _____
10. APPLICANT'S PLANNING CONSULTANT: _____
 Address: _____
 Telephone No.: N/A Fax _____
 email: _____
11. APPLICANT'S TRAFFIC ENGINEER: _____
 Address: _____ N/A
 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: _____ N/A
 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? 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? _____

23. Other approvals which may be required and date plans submitted:

	Yes	No	Dates Plans Submitted
Burlington County Board of Health	_____	<u>X</u>	_____
Burlington County Planning Board	_____	<u>X</u>	_____
Burlington County Soil Conservation District	_____	<u>X</u>	_____
NJ Dept. of Environmental Protection	_____	<u>X</u>	_____
Pinelands Commission	_____	<u>X</u>	_____
Stream Encroachment Permit	_____	<u>X</u>	_____
Wetlands Permit	_____	<u>X</u>	_____
Other <u>Preservation Commission of Historic SH Trwp</u>	<u>X</u>	_____	<u>9/21/22</u> <u>Approved</u>
NJ Dept. of Transportation	_____	<u>X</u>	_____
Public Service Electric & Gas Company	_____	<u>X</u>	_____
County 9-1-1 Coordinator, Street Name Approval	_____	<u>X</u>	_____

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 4th Day of October, 2022.



Gina M Taylor
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

4 Day of October, 2022



Gina M Taylor
Notary Public

Joseph M. Hery
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.

10/21/22
Date

Joseph M. Hery
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.

Date

Signature Developer/Applicant

PRESERVATION COMMISSION OF HISTORIC SOUTHAMPTON

5 Retreat Road
Southampton, NJ 08088

historic@southamptonnj.org

October 5, 2022

Mr. Tom Boyd
Construction Official
Southampton Township

RE: 52 Mill Street

Dear Mr. Boyd

This is to advise you that at the September 21st, 2022 Historic Preservation Commission meeting the application for Joseph & Janine Hoey, 52 Mill Street was approved for the construction of a 38' X 41' three car garage. The garage will also have a single entrance door and round columns under overhang to match the existing dwelling. Exterior will be either flat cedar siding or smooth hardy board siding. Roof shingles to be dimensional and roof will have 3 dormer windows and a cupola. The installation of a rear fence was also approved. Rear front to be black metal and sides and rear will be black wood post with flat rails. Fence height will be 4'.

Any permits required can be issued by your department.

Respectfully,



Deborah Hodgson
Commission Secretary

cc: Denise Schmied, Zoning Officer

TOWNSHIP OF SOUTHAMPTON

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

DENIAL OF PERMIT

October 4, 2022

RE: APPLICATION FOR ZONING

Dear Joseph and Janine Hoey,

Your application for a permit to construct a 1825 square foot detached garage on the property located at 52 Mill Sreet, in Southampton Township, Block: 903 Lot: 18 is hereby denied for noncompliance with the provisions of the Municipal Zoning Ordinance for the following reason(s):

The application submitted for a detached garage is over the 1260 square foot allowed for accessory use in Town Center.

The property is located in the "TC" Town Center zone which permits the following:

Chapter 12. Land Development

12-3.11. TC - Town Center District.

d. Accessory uses.

1. Garages, which shall be no larger than 1,260 square feet and may be either attached, detached, or a property may have one of each, provided the impervious coverage maximum is not exceeded. Garages shall not be converted to living quarters.

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

It should be noted that under State Statue, 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















