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October 31, 2022
70614 00

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

Re: **Application Review: Bulk Variance**
22-903-18: Hoey Detached Garage
52 Mill Street
Block 903, Lots 18 & 19.01

Dear Board Members,

We have received an application to construct an 1,825 SF detached garage structure on the above residentially developed property, which will require a bulk variance for exceeding the maximum 1,260 SF permitted allowed coverage for an accessory use in TC Town Center zone. The application has received a Certificate of Appropriateness for the Historic Preservation Commission. We offer the following comments:

General Information

Owner / Applicant: Joseph & Janine Hoey
52 Mill Street
Southampton, NJ 08088

Submitted Materials

The application included the following documents:

1. Southampton Township Planning Board & Zoning Board Application Form.
2. Zoning Permit Denial Letter, prepared by Zoning Officer dated 10/4/22.
3. Preservation Commission of Historic Southampton letter of approval for garage design dated 10/5/22.
4. Plan of Survey, Lot 18 & 19.01, Block 903, Southampton Township, Burlington County, N.J., prepared by Maser Surveying LLC dated 11/24/21 Sheet 1 of 1.
5. Architectural Plans unsigned and undated 6 Sheets.
6. Site Pictures unsigned and undated 8 Sheets.

Completeness Review

We recommend that the Board find the application COMPLETE for its review and consideration of approval.

Zoning Requirements: Town Center (TC) Zone

Use Requirements:

1. Detached garages for single-family detached dwellings are a permitted accessory use in this zone. We assume that any proposed or future additional plumbing fixtures in the proposed garage will be connected to the property’s existing sanitary sewer system.

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.

	Required	Proposed	Status
Lot			
Min. Lot Area (SF)	12,000	67,500	C
Min. Lot Frontage (FT)	80	150	C
Min. Depth (FT)	150	450	C
Max. Total Building Coverage (%)	25	7	C
Max. Total Impervious Coverage (%)	50	18	C
Accessory Structure (Garage)			
Max. Floor Area (SF)	1,260	1,825	V
Max. Vehicle Number	3	3	C
Min. Rear Yard Setback: (FT)	25	148.5	C
Min. Side Yard Setback: (FT)	6	21.75	C

C = Conforming; and V = Variance required.

2. **The proposed 1,825 SF detached garage requires a c(2) bulk variance for exceeding the maximum permitted 1,260 SF floor area for garages permitted by the Ordinance. (§ 12-4.1c)**

The Applicant must provide testimony to justify the requested variance. For c(2) variances the Applicant must demonstrate:

- a. That the purposes of the Municipal Land Use Law (MLUL) would be advanced by a deviation from strict application of the zoning requirement;
- b. That the variance can be granted without substantial detriment to the public good;
- c. That the benefits of the deviation would substantially outweigh the detriment; and
- d. That the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

General Comments

3. 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.
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. Applicant should provide testimony regarding the following:
 - a. 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.**

- b. 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, including the abutting Township open space property on Lot 19 to the east.
 - 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 surface material for the driveway extension to the proposed garage.
 - e. The proposed development will not disturb existing water and sewer lines.
6. We recommend that the Board require the Applicant to consolidate Lots 18 and 19.01 by deed as a condition of approval.
7. We recommend that any Board approval be conditioned on the Township Engineer's approval of an acceptable grading plan for the proposed development.

Permits and 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

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ec: Joseph & Janine Hoey, Owner jhoeyjh18@yahoo.com
Tom Coleman, Esq., Zoning Board Attorney tomcoleman@rclawnj.com

