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December 1, 2022

70617 00

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

Re: **Application Review: Bulk Variance**  
**22-3501-2904: Riddle house addition**  
23 Millchase Road  
Block 3501, Lot 29.04

Dear Board Members,

We have received an application to construct a 2-story 30.5' x 41', 3-bedroom addition with a 2-story 6'-wide rear deck to an existing dwelling. The existing dwelling was erected in 1975, pre-dating the Pinelands Comprehensive Management Plan (CMP), which is why the existing dwelling and the existing lot have several pre-existing, non-conforming conditions under the current zoning ordinance. We offer the following comments:

**General Information**

**Owner / Applicant:** Kathleen Riddle  
23 Millchase Rd  
Southampton, NJ 08088

**Attorney:** Patrick McAndrew, Esq.  
52 Mill Street  
Southampton, NJ 08088

**Submitted Materials**

The application included the following documents:

1. Southampton Township Planning Board & Zoning Board Application Form.
2. Plan of Survey, Lot 29.04 of Block 3501, Southampton Township, Burlington County, N.J., prepared by William J. Robbins PLS dated 01/11/22.
3. Architectural Plans prepared by Grayling L. Johnson, RA (unsigned) dated 09/30/22 comprising:
  - a. Proposed First Floor Plan Sheet A2
  - b. Proposed Second Floor Plan, Sheet A3
  - c. Elevation, Sheet A4
  - d. Annotated Survey, Sheet A5.

**Completeness Review**

The Applicant has submitted the required information for this application. We recommend that the Board find the application COMPLETE for its review and consideration of approval.



**Zoning Requirements: Pinelands Forest A (FA) Zone***Use Requirements:*

1. Single-family detached dwellings are a permitted 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.

	Required	Existing	w/ Addition	Status
<b>Lot</b>				
Min. Lot Area (AC)	3.2	1.442	1.442	PE
Min. Lot Frontage (FT)	300	123.01	123.01	PE
<b>Max. Lot Clearing &amp; Disturbance (%)</b>	<b>25</b>	<b>13.38</b>	<b>16.6</b>	<b>V</b>
<b>Max. Impervious Coverage (%)</b>	<b>10</b>	<b>13.38</b>	<b>15.3</b>	<b>V</b>
<b>Primary Structure (Dwelling)</b>				
<b>Min. Front Yard Setback (SF)</b>	<b>200</b>	<b>84.8</b>	<b>96*</b>	<b>V</b>
<b>Min. Rear Yard Setback: (FT)</b>	<b>100</b>	<b>83.5</b>	<b>82*</b>	<b>V</b>
Min. Side Yard Setback: (FT)	75	66	103*	C

\* Setbacks for the addition, as measured from the foundation;

PE = Pre-Existing non-conforming condition that will not be affected by the proposed development;

C = Conforming; and V = Variance required.

2. **The proposed dwelling addition requires a c(1) bulk variance for exceeding the maximum permitted lot clearing and disturbance, maximum impervious coverage, minimum front yard setback and minimum rear yard setback (§ 19-2.2c.1.(f), (g), (c), and (e))**

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. 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. The existing and proposed drainage patterns around the proposed addition and whether there are any existing site drainage issues, the locations of the proposed downspouts, leaders and stormwater flow, and whether that runoff will have any impact on neighboring properties.
  - b. The proposed development will not disturb existing water and sewer lines.



6. 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**

7. 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

*23 Millchase Rd\_ERI Review Letter\_12.01.22*

ec: Kathleen Riddle, Owner/Applicant via email [kriddle2@hotmail.com](mailto:kriddle2@hotmail.com)  
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