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December 1, 2022 70555 01

Attn: Ms. Maryalice Brown, Secretary

Southampton Township Zoning Board

5 Retreat Road

Southampton, NJ 08088-3591

Re: 1st Completeness Review

22-2201-897: Champs Preliminary & Final Site Plan with Use Variances

123 Eayrestown Road

Block 2201, Lots 8.07 and 8.08

Dear Board Members,

We have received an application to erect and operate a dog kennel, grooming, and training facility, veterinary hospital, and on-site employee residence on an existing 10-acre farm tract that includes a previously approved telecom tower. The Board had previously granted approval of a use variance subject to future site plan approval for similar uses on December 13, 2018, via Resolution 2018-18Z. Per § 12-9.9a, this use variance expired more than 3 three years ago. We note that the present application does not include any use variance requests.

General Information

Applicant: Patrick Quinn

163 Route 70

Medford, NJ 08055

Owner: Mary D'Amico

330 Red Lion Road Southampton, NJ 08088

Applicant's Attorney: Patrick McAndrew, Esq.

PO Box 88

Medford, NJ 08055

Applicant's Engineer: Joseph Gray, PE

CME Associates 418 Stokes Road Medford, NJ 08055

Submitted Materials

The application included the following documents:

- 1. Southampton Township Planning Board & Zoning Board Application Form.
- 2. Preliminary Major Subdivision and Site Plan Checklist and Final Major Subdivision and Site Plan Checklist.

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- 3. Major Site Plan prepared by Joseph Gray, PE of CME Associated in Medford, NJ, dated 08/03/22, consisting of the following:
 - a. Title Sheet
 - b. Site Plan
 - c. Grading and Drainage Plan,
 - d. Landscaping and Lighting Plan,
 - e. Soil Erosion and Sediment Control Plan
 - f. Soil Erosion and Sediment Control Details, and
 - g. Sections and Details.
- 4. Architectural Plans of Main Building Option D, prepared by Anonymous of Turnkey, Inc. in Houston, TX, dated 08/2922, consisting of the following:
 - a. Elevation Plan, Sheet A-3,
 - b. Floor Plan Option D, Sheet A-4, and
 - c. Computerized Perspective Renderings of Floor Plan and Elevations, (4 unlabeled sheets).
- 5. Stormwater Management Report, prepared by Joseph Gray, PE of CME Associated in Medford, NJ, dated 08/02/22.
- 6. Photocopy of Board Resolution 2018-18Z.

Completeness Review

Preliminary Major Subdivision / Site Plan checklist

The following table indicates the required submission checklist items for which the Applicant requested submission waivers and for which we recommend that the Board consider granting waiver approval. This is because the proposed development will not require more than 5,000 sf of soil disturbance on an existing commercial property.

No.	Description
12	Location and species associations of all individual trees or groups of trees having a caliper of 8" or more measured 3' above the ground level shall be shown within the portion of the tract to be disturbed as a result of the proposed development.
13	All existing and proposed watercourses (including lakes and ponds) shall be shown and accompanied by the following information, as may be required by the Township Engineer:
23	The location of existing structures such as water and sewer mains, utility structures, gas transmission lines and high-tension power lines on the tract and within 200' of its boundaries.
35	Environmental Impact Statement
36	Traffic Impact Study
37	Community Impact Statement

The following table indicates the required submission checklist items for which the Applicant has not provided and has not requested submission waivers.

No.	Description
4	Certification that the applicant is the owner of the property or that the owner has consented to the making of the application under an option agreement.
7	The names and lot and block numbers of all property owners within 200' of the extreme limits of the tract as shown on the most recent tax list prepared by the Township Tax Assessor
16	Locations of all existing structures showing existing and proposed front, rear and side yard setback distances, and indication of whether the existing structures and uses will be retained or removed, and a specific identification of any family burial grounds and buildings more than 60 years old, both within the tract and within 200' of its boundary.
17	Size, height and location of all proposed buildings, structures, signs, and lighting facilities.
18	All dimensions necessary to confirm conformity to this chapter such as the size of the tract and any proposed lot(s), structures, setbacks, structure heights, yards, and floor area ratios. All tract and lot sizes shall be expressed in acres and square feet and shall include bearings and distances.
27	Any proposed protective covenants or deed restrictions applying to the land being developed shall be submitted with the application and/or indicated on the submitted plans. All covenants or deed restrictions are subject to approval by the Board.
29	Written description of proposed use and operations and potential pollution impacts, including emission of noise, glare, vibration, heat, odor, air and water pollution, safety hazards, expected truck and tractor traffic and the proposed number of shifts to be worked, the maximum number of employees on each shift, and the hours of operation.
31	A boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six months of the date of submission.
32	Concerning site plans only, signed and sealed, scaled elevations by a licensed N.J. architect of the front, side, and rear of any structure to be erected or modified, floor plans and expansion plans incorporated into the building design shall be submitted.

Based upon the above site plan completeness concerns and the need to apply for use variances for the proposed uses, we recommend that the Board find the application INCOMPLETE for its review and consideration of Preliminary and Final Site Plan approval.

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Administrative Comments

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

RRD/ EF

Edward Fox, AICP, PP Zoning Board Planner

123 Eayrestown Road_ERI Review Letter_12.01.22

ec: Patrick McAndrew, Esq. Applicant's Attorney via email pfxmlanduse@aol.com
Joseph Gray, PE, Applicant's Engineer via email jgray@cmeusal.com
Tom Coleman, Esq., Zoning Board Attorney tomcoleman@rclawnj.com



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