

LAND DEVELOPMENT

Appendix A-4
C Variance (Bulk Variance)

CHECKLIST C VARIANCE

Revised 4-13-2004
Revised 12-8-2004

SUBMISSION CHECKLIST
TOWNSHIP OF SOUTHAMPTON, NEW JERSEY
APPLICATION FOR BULK VARIANCES-(C) VARIANCE
ZONING BOARD OF ADJUSTMENT

(ORIGINAL AND 15 COPIES OF ALL INFORMATION SUBMITTED, MUST BE PROVIDED BY APPLICANT.)

BLOCK 1303 LOT(S) 2.01

APPLICANT/DEVELOPER'S NAME Carland Laurie Contino

PROPERTY LOCATION ADDRESS: 400 Willow Lane

DATE OF SUBMISSION: 3/13/2023

- Required Application.
- Required Application Fee and Escrow Deposit. (See attached Fee and Escrow Ordinance.)
- Certification by the Tax Collector that all taxes on said property are paid to date.
- Current Survey (Within one year of date of application.) showing proposed development.
- Architectural elevations for proposal.
- Escrow Agreement.
- LEISURETOWNE APPLICATIONS ONLY: Copy of Letter of Approval from the Architectural Review Committee of the Leisuretowne Association.
- Written request for any waiver(s).

This checklist is not a substitute for any specific submission requirement of our Ordinances. See Ordinances for details. For any of the above requirements not submitted, a statement requesting a waiver and reason(s) must be submitted.

All applications received by the Zoning Board will be reviewed for completeness. No application will proceed to the Board until deemed complete by the review staff.

Pursuant to N.J.S.A. 40:55D-70(c) "The Zoning Board of Adjustment shall have the power to: (1) Where: (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or (b) by reason of exceptional topographic conditions of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation pursuant to Article 8 of this act

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 Secretary and the Board Professionals. 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 the Board 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: 400 Willow Lane

Tax Map: Page _____ Block 1303 Lot(s) 2.01

Page _____ Block _____ Lot(s) _____

Dimensions: Frontage _____ Depth _____ Total Area _____

Zoning District _____

2. APPLICANT/OWNER/DEVELOPER:

Name: Carl and Laurie Conyno

Address: 39 Castleton Lane, Moorestown, NJ 08057

Telephone No: 215-910-9160 Fax No.: _____ Email: _____

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)) - *Add 3 car attached garage*
- 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 included*

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: _____

8. APPLICANT'S ATTORNEY: _____
 Address: _____
 Telephone No: _____ Fax _____
 email: _____

9. APPLICANT'S ENGINEER: Clancy & Associates
 Address: 601 Asbury Ave, National Park, NJ 08063
 Telephone No.: 856-853-7306 Fax 856-853-7381
 email: clancyassoc@comcast.net
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: _____
 Field of Expertise: _____
 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? NO
17. Is public sanitary sewer available? NO
18. Does the application propose a well and septic system on site? Yes
19. Have any proposed new lots been reviewed with the Township Engineer to determine appropriate lot and block numbers? NO
20. Are any off-tract improvements required or proposed? NO
21. Is the subdivision to be filed by Deed or Plat? NO

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	_____	_____	_____
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.

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
12th Day of March, 2020

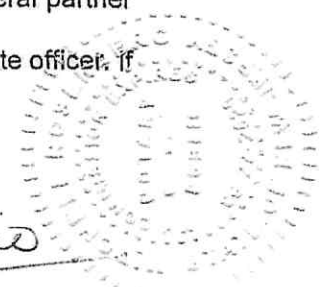


Notary Public

MITCHELL ROSENBERG
Notary Republic State of New Jersey
My Commission Expires
September 30, 2025



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

12th Day of March, 2023



[Handwritten Signature]

Notary Public

Lauree Contraw
[Handwritten Signature]

Signature of Owner

MITCHELL ROSENBERG
Notary Republic State of New Jersey
My Commission Expires
September 30, 2025

29. I understand that the sum of \$ _____ 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.

3/12/23

Date

Lauree Contraw
[Handwritten Signature]

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

From: Carl Contino <carl@premierphillypt.com>
Date: March 13, 2023 at 8:55:50 PM EDT
To: Lisa Lake <lisalakesellshomes@hotmail.com>
Subject: Re: 400 Willow Lane variance

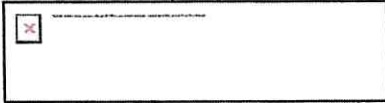
Dear Southampton Planning and Zoning Board.

We are building our home located at 400 Willow Lane and would like to add an additional attached 3 car garage. This will add value and maintain the community's existing curb appeal. We have 3 kids with vehicles and this will allow us to keep additional automobiles inside rather than on the driveway.

Thank you.

Carl and Laurie Contino

Carl Contino | Physical Therapist



Allentown, PA | Wyomissing, PA | Philadelphia, PA
Phone: [267.639.2555](tel:267.639.2555) | Fax: [267.328.6220](tel:267.328.6220)
web: [PremierPhillyPT](http://PremierPhillyPT.com) | webFCE.com

ESCROW AGREEMENT

THIS AGREEMENT made this 13th day of March, 2023
between Carl Contino
(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 of 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


(CW)

COMMITTEE (Board) to determine whether the payments or payment objected to are proper. The standards of review to be utilized by the **TOWNSHIP COMMITTEE** (Board) in determining whether said payments are proper, are 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 seals the date first written above.



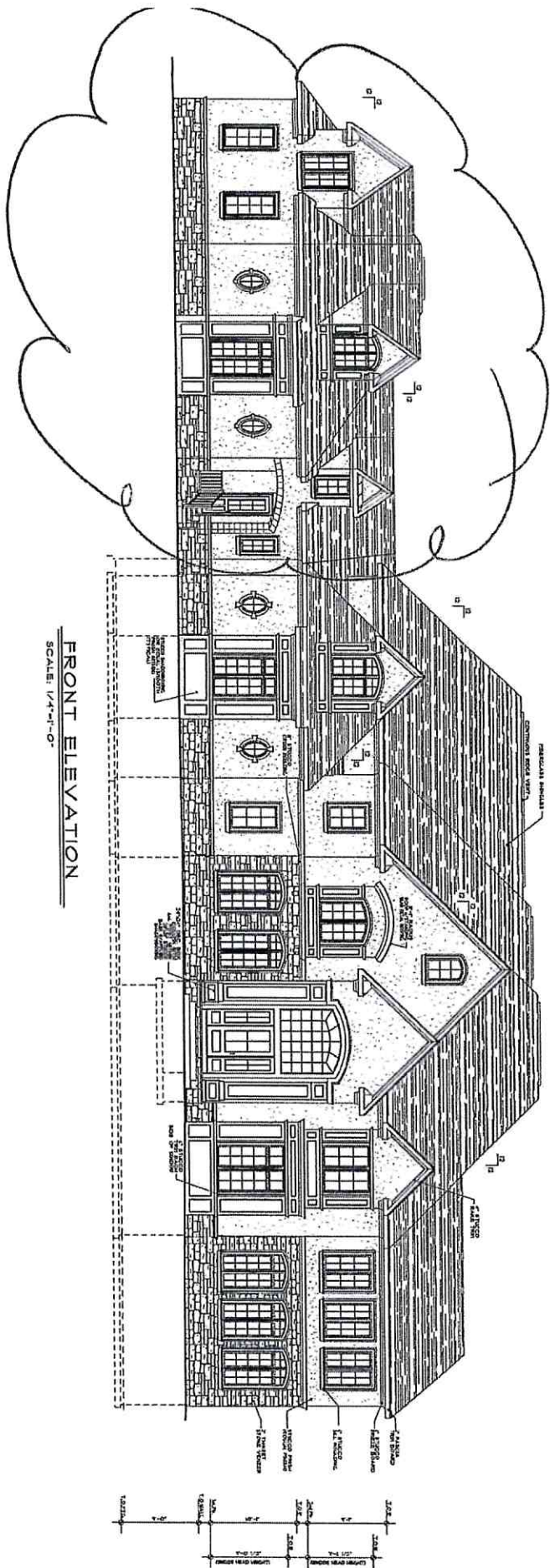
(Applicant)

CARL CANTINO

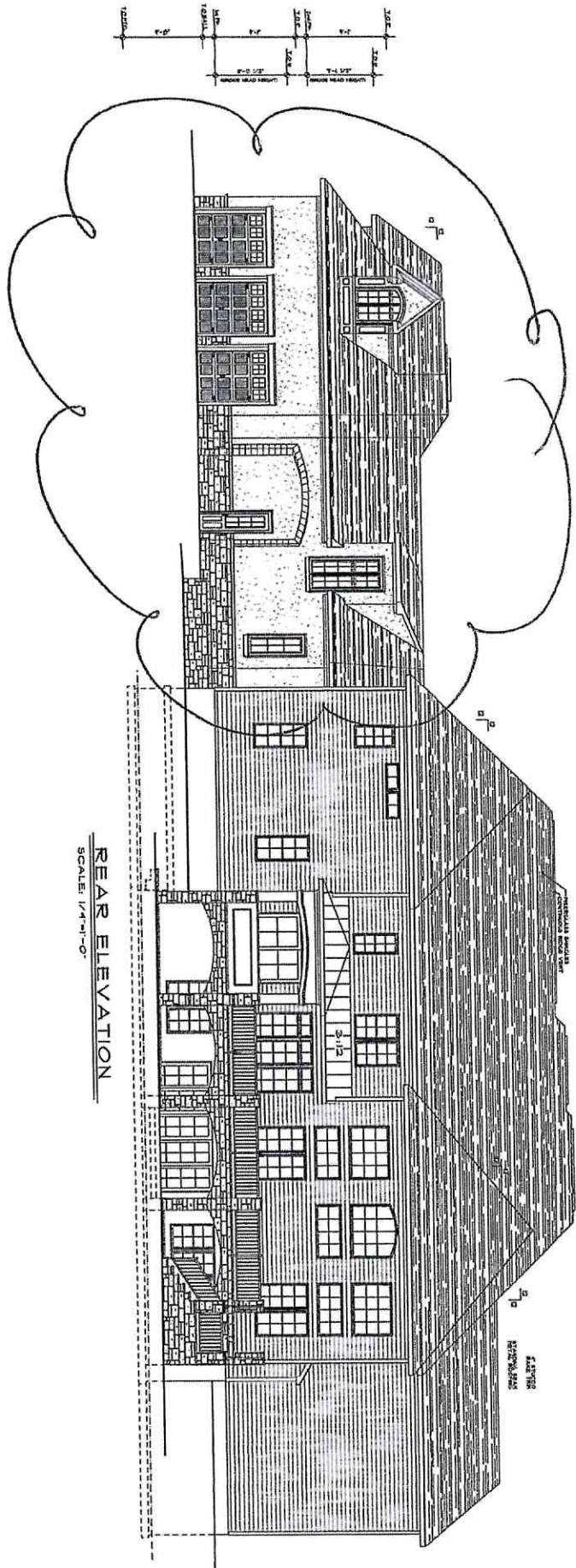
3/13/23

Administrative Officer of
Planning and Zoning

• Front elevation - additional 3 car garage



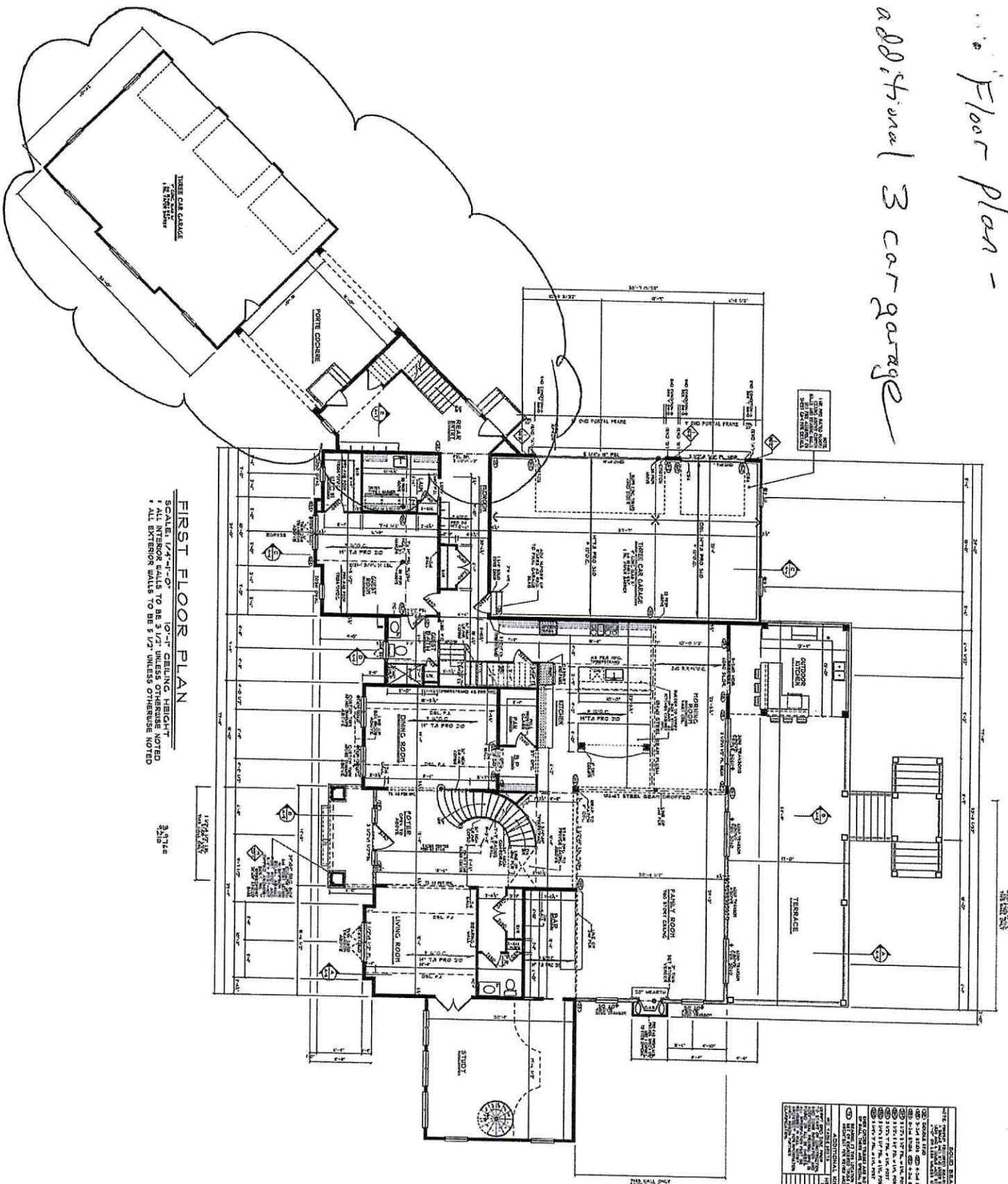
Rear elevation - additional 3 car garage



REAR ELEVATION
SCALE: 1/4"=1'-0"

1st Floor Plan -

Additional 3 car garage



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0" 10'-0" CEILING HEIGHT
 * ALL INTERIOR WALLS TO BE 5/8" UNLESS OTHERWISE NOTED
 * ALL EXTERIOR WALLS TO BE 8/8" UNLESS OTHERWISE NOTED

3/21/16
 2/21/16

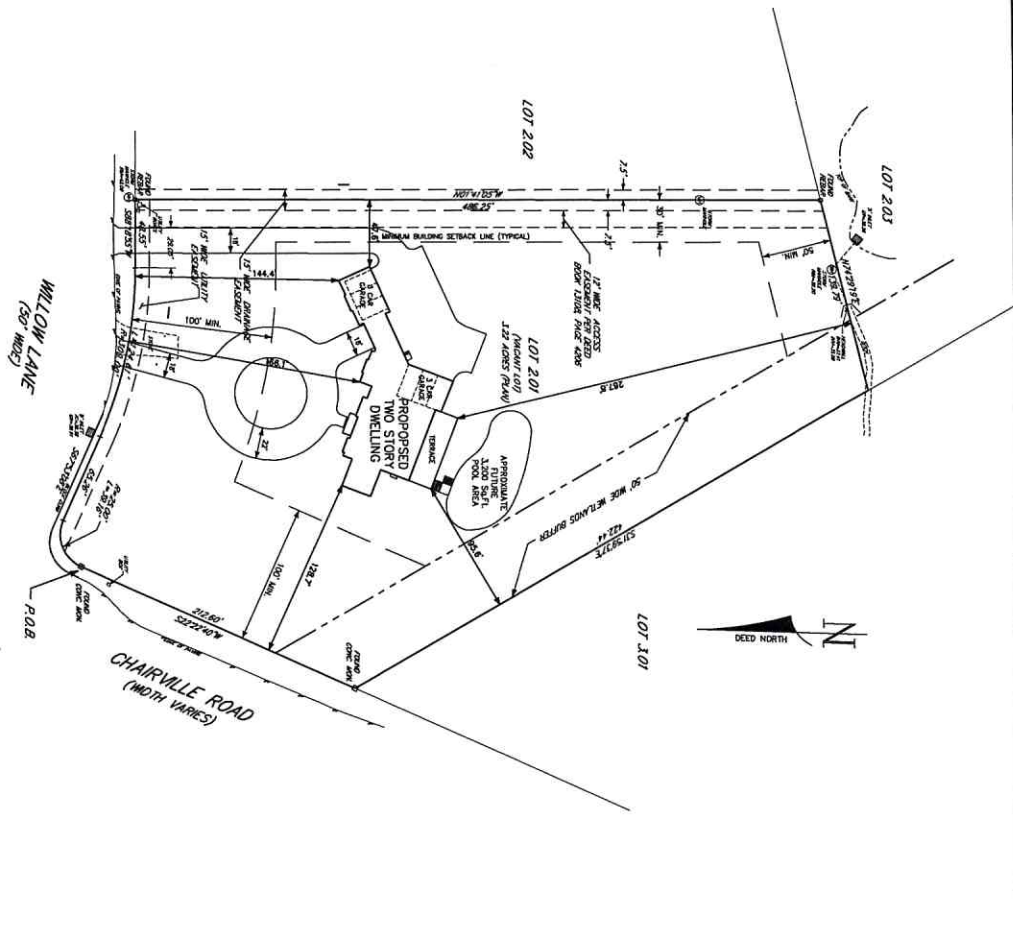
ROOF BEARING LAYOUT

1. TRUSS: TRUSS TYPE AND SIZE TO BE DETERMINED BY STRUCTURAL ENGINEER.
 2. ROOF: ROOF TYPE AND MATERIAL TO BE DETERMINED BY ARCHITECT.
 3. FLOOR: FLOOR TYPE AND MATERIAL TO BE DETERMINED BY ARCHITECT.
 4. WALL: WALL TYPE AND MATERIAL TO BE DETERMINED BY ARCHITECT.
 5. FOUNDATION: FOUNDATION TYPE AND MATERIAL TO BE DETERMINED BY ARCHITECT.

NO.	DESCRIPTION	TYPE	LOCATION
1	ROOF BEARING	TRUSS	ENTIRE ROOF
2	FLOOR BEARING	CONCRETE	ENTIRE FLOOR
3	WALL BEARING	BRICK	WALLS
4	FOUNDATION	CONCRETE	FOUNDATIONS

ZONING REQUIREMENTS	
ZONE	APPROXIMATE ZONING DISTRICT
RESIDENTIAL SINGLE-FAMILY	R-1
RESIDENTIAL TWO-FAMILY	R-2
RESIDENTIAL THREE-FAMILY	R-3
RESIDENTIAL FOUR-FAMILY	R-4
RESIDENTIAL FIVE-FAMILY	R-5
RESIDENTIAL SIX-FAMILY	R-6
RESIDENTIAL SEVEN-FAMILY	R-7
RESIDENTIAL EIGHT-FAMILY	R-8
RESIDENTIAL NINE-FAMILY	R-9
RESIDENTIAL TEN-FAMILY	R-10
RESIDENTIAL ELEVEN-FAMILY	R-11
RESIDENTIAL TWELVE-FAMILY	R-12
RESIDENTIAL THIRTEEN-FAMILY	R-13
RESIDENTIAL FOURTEEN-FAMILY	R-14
RESIDENTIAL FIFTEEN-FAMILY	R-15
RESIDENTIAL SIXTEEN-FAMILY	R-16
RESIDENTIAL SEVENTEEN-FAMILY	R-17
RESIDENTIAL EIGHTEEN-FAMILY	R-18
RESIDENTIAL NINETEEN-FAMILY	R-19
RESIDENTIAL TWENTY-FAMILY	R-20

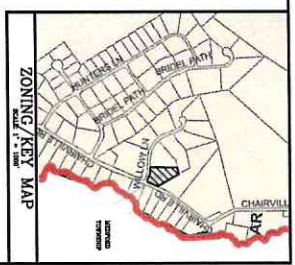
** VARIANCE REQUESTED FOR PART OF THE APPROVAL FOR BELOW LINE SUBDIVISION



NOTE:
 1. SURVEY INFORMATION BASED ON A FIELD SURVEY BY CLANCY & ASSOCIATES, INC., DATED 12/23/22.
 2. ALL WORK PERFORMED IN ACCORDANCE WITH THE APPROPRIATE MUNICIPAL, STATE, AND FEDERAL REQUIREMENTS.
 3. THIS PLAN IS NOT A SURVEY AND IS INTENDED FOR PERMIT PURPOSES ONLY.

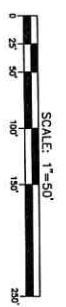
200' OWNERS LIST

LOT	OWNER	ADDRESS	PHONE
1	CLANCY & ASSOCIATES, INC.	601 ASBURY AVENUE	(856) 853-7306
2	CLANCY & ASSOCIATES, INC.	601 ASBURY AVENUE	(856) 853-7306
3	CLANCY & ASSOCIATES, INC.	601 ASBURY AVENUE	(856) 853-7306
4	CLANCY & ASSOCIATES, INC.	601 ASBURY AVENUE	(856) 853-7306
5	CLANCY & ASSOCIATES, INC.	601 ASBURY AVENUE	(856) 853-7306
6	CLANCY & ASSOCIATES, INC.	601 ASBURY AVENUE	(856) 853-7306
7	CLANCY & ASSOCIATES, INC.	601 ASBURY AVENUE	(856) 853-7306
8	CLANCY & ASSOCIATES, INC.	601 ASBURY AVENUE	(856) 853-7306
9	CLANCY & ASSOCIATES, INC.	601 ASBURY AVENUE	(856) 853-7306
10	CLANCY & ASSOCIATES, INC.	601 ASBURY AVENUE	(856) 853-7306



PROPERTY	OWNER	ADDRESS	PHONE
1	CLANCY & ASSOCIATES, INC.	601 ASBURY AVENUE	(856) 853-7306
2	CLANCY & ASSOCIATES, INC.	601 ASBURY AVENUE	(856) 853-7306
3	CLANCY & ASSOCIATES, INC.	601 ASBURY AVENUE	(856) 853-7306
4	CLANCY & ASSOCIATES, INC.	601 ASBURY AVENUE	(856) 853-7306
5	CLANCY & ASSOCIATES, INC.	601 ASBURY AVENUE	(856) 853-7306
6	CLANCY & ASSOCIATES, INC.	601 ASBURY AVENUE	(856) 853-7306
7	CLANCY & ASSOCIATES, INC.	601 ASBURY AVENUE	(856) 853-7306
8	CLANCY & ASSOCIATES, INC.	601 ASBURY AVENUE	(856) 853-7306
9	CLANCY & ASSOCIATES, INC.	601 ASBURY AVENUE	(856) 853-7306
10	CLANCY & ASSOCIATES, INC.	601 ASBURY AVENUE	(856) 853-7306

OWNER/APPLICANT:
 CARL & MAURE COONING
 28 CASTLETON DRIVE
 ANDREWSVILLE, N.J. 08857



- REVISIONS -	
ISSUE	DESCRIPTION
1	3/10/23 INITIAL ISSUE

BULK VARIANCE PLAN
 FOR
400 WILLOW LANE
 LOT(S): 2.01
 BLOCK: 1303
 TOWNSHIP OF SOUTHAMPTON
 BURLINGTON COUNTY, NEW JERSEY
 CLIENT: NOCENTINO HOMES
 DATE: 3/10/23 | DRAWN: CDS | CHECKED: JAC
 JOB: C-41622 | SCALE: 1"=50' | SHEET: #1 OF 1

CLANCY & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 Engineers • Land Surveyors • Planners
 601 Asbury Avenue
 National Park, NJ 08063
 Phone: (856) 853-7306
 Fax: (856) 853-7381
 CERTIFICATE OF AUTHORIZATION NO. 340279-1000

JAMES A. CLANCY
 Professional Engineer & Land Surveyor
 Professional Planner
 Professional Engineer
 Professional Engineer
 Professional Land Surveyor
 NJ Lic. # 13909
 NJ Lic. # 01302
 NJ Lic. # 01302
 NJ Lic. # 45342
 NJ Lic. # 41357
 3/10/23
 Date