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ATTORNEY AT LAW

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Conference location:

7A N. Main Street, Ste 3
Medford, NJ 08055
(by appointment only)

January 28, 2020

Denise Schmied, Secretary
Township of Southampton
5 Retreat Road
Southampton, New Jersey 08088

**Re: Todd Worrell
1959 Route 206
Lot 37.03, Block 1902**

Dear Ms. Schmied:

I am writing to supplement the above application. Please find enclosed:

1. Submission checklist (16 copies).
2. Photographs of front view of lot and the framed garage (16 copies).
3. Photographs of side view of the framed garage (16 copies).
4. Survey prepared by Tim J. Maser, PLS revised to 1/24/2020 to update the back corner of the lot area in question (16 copies).
5. Sketch of the proposed garage building (16 copies).

Should you require anything further, please do not hesitate to contact me.

Sincerely,



PATRICK F. McANDREW

PFM:pah
Enclosures
cc: Todd Worrell

TOWNSHIP OF SOUTHAMPTON
 5 Retreat Road
 Southampton, New Jersey 08088
 609-859-1394
 FAX 609-388-5532
Planning-zoning@southamptonnj.org

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: 1959 ROUTE 206

Tax Map: Page 7 Block 1902 Lot(s) 37.03

Page _____ Block _____ Lot(s) _____

Dimensions: Frontage _____ Depth _____ Total Area _____

Zoning District _____

2. APPLICANT/OWNER/DEVELOPER:

Name: TODD R. WORRELL

Address: 1959 ROUTE 206, SOUTHAMPTON 08088

Telephone No: _____ 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 _____

4. If Owner is other than the applicant, provide the following information on the Owner(s):

Owner's Name: SAME

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))
- 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)

BULK VARIANCE FOR REAR YARD

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)

7. PROPERTY INFORMATION:
Restrictions, covenants, easements, association by-laws, existing and proposed on the property:

Yes(attach copies) _____ No _____ Proposed NONE

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: HOUSE

8. APPLICANT'S ATTORNEY: PATRICK McANDREW
Address: P.O. BOX 888 HADDON HTS NJ
Telephone No: 856 276 7296 Fax _____
email: PPX4LANDUSE @ AOL.COM 08035

SOUTHAMPTON TOWNSHIP PROFESSIONAL STAFF

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planning-zoning@southamptonnj.org

SECRETARY OF ZONING BD OF ADJUSTMENT

Denise Schmied

609-859-1394

planning-zoning@southamptonnj.org

ATTACHMENT

This is an application for a rear yard variance for a proposed shed/garage structure. The building is shown on the enclosed plan prepared by Beechwood Landscape Architecture, LLC. The proposed rear yard is 7 feet where 40 feet is generally required.

The applicant is the owner of the existing two-story house which has been long-existing on the property. He is currently in the process of renovating the house. At the site of this shed/garage, there was previously a long-existing building which had become in poor condition over the years. The new building which is proposed at roughly the same location, and which is partially framed out at this point in time, will be used by the owner of the property for residential purposes. It is basically a one-story accessory building with room for a one-car garage and related storage area for personal equipment, personal recreational vehicles, bikes, and the like. It is not proposed for any business purposes. Given the unusual shape of the lot and it's configuration, a rear yard variance is necessary to have a 7 foot rear yard where 40 feet is required in this Highway Commercial Zone.

PUBLIC NOTICE

PLEASE TAKE NOTICE that the Southampton Township Zoning Board of Adjustment will hold a public hearing on the application of Todd Worrell on _____, 2020 at 7:30 p.m. at the Southampton Municipal Building, 5 Retreat Road, Southampton, New Jersey.

The subject property is 1859 Route 206. It is specifically known on the Township tax maps as Lot 37.03, Block 1902.

The applicant is proposing a shed for a one-car garage and storage purposes of personal equipment, rec vehicles, lawn mowers, bikes, and the like. The property is located in a Highway Commercial Zone which requires a 40 foot rear yard and a 7 foot rear yard is proposed for the shed/garage. The applicant will seek a rear yard variance. The applicant will also seek any other variance or waiver noted by the Board or its staff during the course of its review.

Interested persons may appear and be heard. Copies of the plans and supporting documents are on file with the Southampton Township Zoning Board Secretary at the Township Municipal Building and may be reviewed during regular business hours.

PATRICK F. McANDREW, ESQUIRE
Attorney for the Applicant

Dated:

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 1902 LOT(S) 37.03

APPLICANT/DEVELOPER'S NAME TODD WORRELL

PROPERTY LOCATION ADDRESS: 1959 ROUTE 206

DATE OF SUBMISSION: _____

- Required Application.
- Required Application Fee and Escrow Deposit. (See attached Fee and Escrow Ordinance.)
- TBS 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.
- N/A **LEISURETOWNE APPLICATIONS ONLY:** Copy of Letter of Approval from the Architectural Review Committee of the Leisuretowne Association.
- N/A 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.

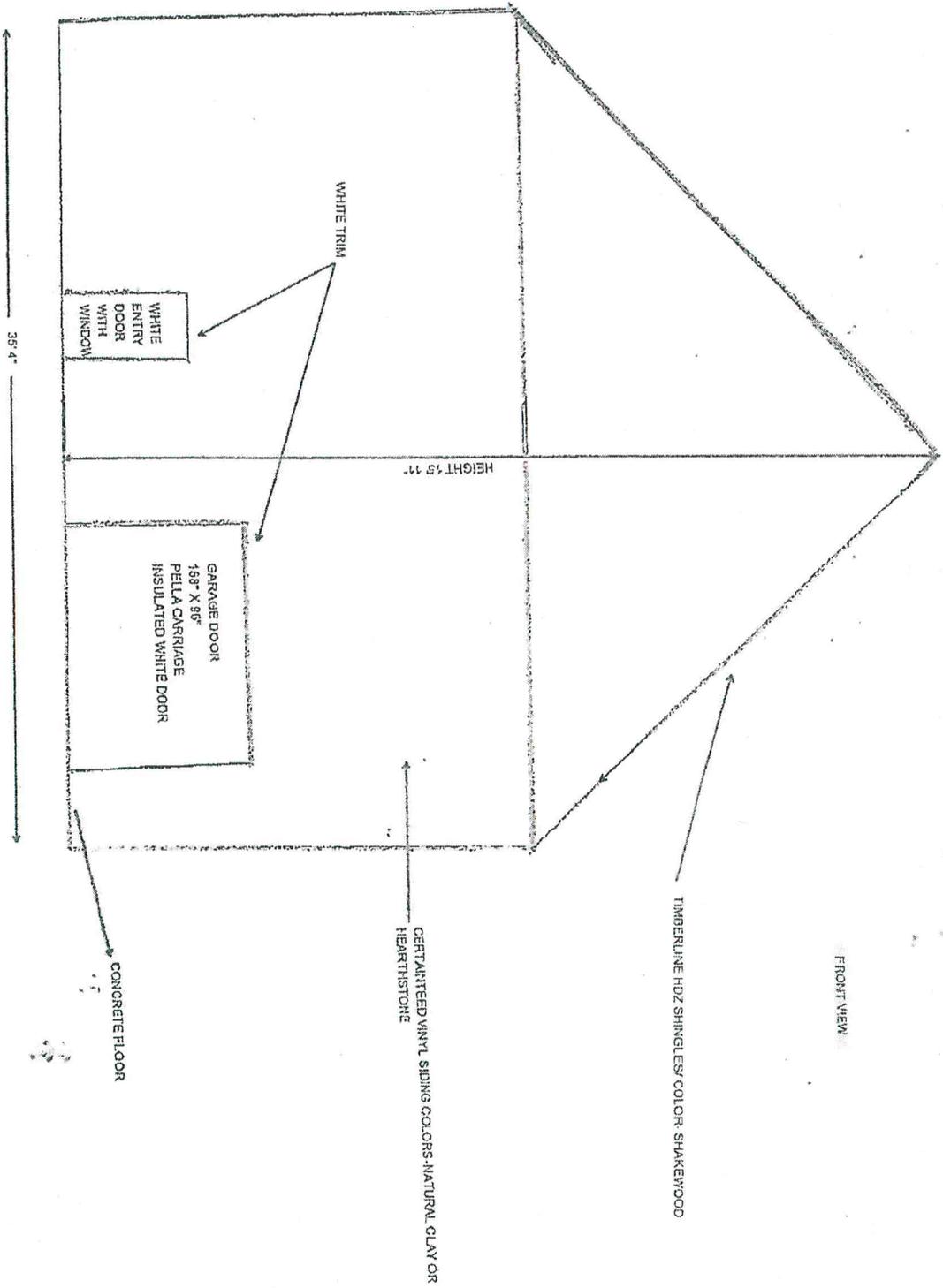
Pursuant to N.J.S.A. 40:55D-70(c) "The Zoning Board of Adjustment shall have the power to: (1) Where: (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or (b) by reason of exceptional topographic conditions of an extraordinary and exceptional situation uniquely 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

LAND DEVELOPMENT

(40:55D-62 et seq.) would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property, grant, upon an application or an appeal relating to such property, a variance from such strict application of such regulation so as to relieve such difficulties or hardship; (2) where in an application or appeal relating to a specific piece of property the purposes of this act would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment, grant a variance to allow departure from regulations pursuant to Article 8 of this act; provided, however, that the fact that a proposed use is an inherently beneficial use shall not be dispositive of a decision on a variance under this subsection and provided that no variance from those departures enumerated in Subsection d of this section shall be granted under this subsection; and provided further that the proposed development does not require approval by the planning board of a subdivision, site plan or conditional use, in conjunction with which the planning board has power to review a request for a variance pursuant to Subsection a of § 47 of this act (40:55D-60); and. . .”

Answer these questions in your reasons for granting of the relief:

1. Does my property have a unique shape, physical feature, etc.?
2. Is my proposal in character with my neighborhood?
3. Will my proposal affect the character of my neighborhood?
4. Will my proposal be an advancement or detriment to the zoning ordinances, Master Plan and my neighborhood?



SIDE-VIEW

