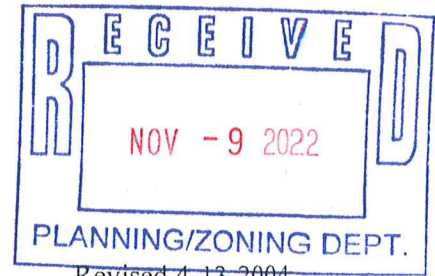


Original

LAND DEVELOPMENT  
Appendix A-4  
C Variance (Bulk Variance)



CHECKLIST C VARIANCE

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 3501 LOT(S) 29.04

APPLICANT/DEVELOPER'S NAME RATHLEEN RIDDLE

PROPERTY LOCATION ADDRESS: 23 MILL CHASE

DATE OF SUBMISSION: \_\_\_\_\_

- ☒ Required Application.
- ☒ Required Application Fee and Escrow Deposit. (See attached Fee and Escrow Ordinance.)
- YES ☒ 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.
- ☒ 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?

**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 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: 23 MILL CHASE ROAD

Tax Map: Page \_\_\_\_\_ Block 3501 Lot(s) 29.04

Page \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Dimensions: Frontage \_\_\_\_\_ Depth \_\_\_\_\_ Total Area \_\_\_\_\_

Zoning District PINELANDS FOREST A

**2. APPLICANT/OWNER/DEVELOPER:**

Name: KATHLEEN RIDDLE

Address: 23 MILL CHASE ROAD

Telephone No: 609. 851-5708 Fax No.: \_\_\_\_\_ Email: KRIDDLE2 @

Applicant is a: Corporation \_\_\_\_\_ Partnership \_\_\_\_\_ Individual ✓ HOTMAIL.COM  
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	<u>N/A</u>	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: 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)) } BULK VARIANCES  
\_\_\_\_\_ 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) ✓

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: \_\_\_\_\_

SINGLE FAMILY HOME

8. APPLICANT'S ATTORNEY:

Address: PO BOX 88, HADDON HEIGHTS, NJ 08035  
Telephone No: \_\_\_\_\_ Fax \_\_\_\_\_  
email: PCXMAN@USE@AOL.COM

856.278.7296

9. APPLICANT'S ENGINEER: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone No.: \_\_\_\_\_ Fax \_\_\_\_\_  
email: \_\_\_\_\_
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: TO BE SUPPLIED IF ANY  
Field of Expertise: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone No.: \_\_\_\_\_ Fax \_\_\_\_\_  
email: \_\_\_\_\_
13. Section(s) of Ordinance from which a variance is requested: PINELAND FOREST A STDs
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? EXISTING
19. Have any proposed new lots been reviewed with the Township Engineer to determine appropriate lot and block numbers? N/A
20. Are any off-tract improvements required or proposed? N/A
21. Is the subdivision to be filed by Deed or Plat? N/A



22. What form of security does the applicant propose to provide as performance and maintenance guarantees? N/A

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	_____	_____	_____

} N/A

24. Certification from the Tax Collector that all taxes due on the subject property have been paid. TO BE SUPPLIED

25. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing). ① SURVEY

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

all

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 24 Day of Nov, 20 22.

[Signature]

Notary Public

attly at law

[Signature]


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

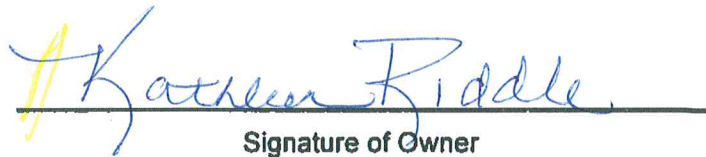
8th Day of Nov, 2022

  
Notary Public *attorney at law of NJ*

  
Signature of Owner

29. I understand that the sum of \$ 1000 - 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.

11/8/2022  
Date

  
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.

*to law.*  
11/8/2022  
Date

  
Signature Developer/Applicant

*all subject*

## **SOUTHAMPTON TOWNSHIP PROFESSIONAL STAFF**

### **PLANNING BOARD ENGINEER**

Environmental Resolutions, Inc  
815 East Gate Drive, Suite 103  
Mount Laurel, NJ. 08054  
Rakesh Darji, Engineer

856-235-7170  
Fax: 856-273-9239  
rdarji@erinj.com

### **PLANNING BOARD PLANNER**

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815 East Gate Drive, Suite 103  
Mount Laurel, NJ 08054  
Edward Fox, III, Planner

856-235-7170  
Fax: 856-273-9239  
efox@erinj.com

### **PLANNING BOARD ATTORNEY**

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150 Himmeli Road  
Medford, NJ 08055  
Peter Lange, Esq.

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plange@langelaw.biz

### **ZONING BOARD OF ADJUSTMENT ENGINEER**

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Rakesh Darji, Engineer

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rdarji@erinj.com

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Environmental Resolutions, Inc  
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Edward Fox, III, Planner

856-235-7170  
Fax: 856-273-9239  
efox@erinj.com

### **ZONING BOARD OF ADJUSTMENT ATTORNEY**

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Moorestown, NJ 08057  
Thomas Coleman, Esq.

856-222-0100  
Fax: 856-222-0411  
tomcoleman@rclawnj.com

### **ZONING OFFICERS**

Denise Schmied & Thomas Boyd

609-859-2786  
construction@southamptonnj.org

### **SECRETARY OF PLANNING BOARD**

Michele Gittinger

609-859-5570  
planning@southamptonnj.org

### **SECRETARY OF ZONING BD OF ADJUSTMENT**

Maryalice Brown

609-859-2786  
zoning@southamptonnj.org



## ATTACHMENT

This application arises principally because the Pinelands Commission has determined that the property and immediate area, which was subdivided in 1978 before the Pinelands Commission came on the scene, should be now zoned Pinelands Forest A with a minimum lot size generally of 5 acres. The pre-existing lot is 1.442 acres so the standards prescribed for a 5-acre lot, after the fact of this lot being created, do not quite fit.

The applicant has a large, extended family and a need for additional living space. Therefore, an addition is proposed to the current home. A letter is also attached to this application from the applicant to explain the family's need for additional living space.

The variances required for the addition:

1. Rear yard of 82 feet where 100 feet is required.
2. Front yard of 96 feet where 200 feet is required (and 84.8 feet existing).
3. Impervious coverage proposed of 15.3% where 10% is the maximum (and 13.3% currently exists).
4. The applicant will also seek any other variances noted by the Board or its staff needed for this additional living space for the applicant's family.

August 2, 2022

RE: Kathleen Riddle Appeal for a Variance to build addition at 23 Mill Chase Rd, Southampton

To Whom it May Concern,

I am appealing to the Southampton Board for a reversal of its initial zoning decision that denied our Permit for an addition to our home at 23 Mill Chase Rd, Southampton, NJ 08088. When we planned the addition to accommodate our multi-generational family, we received several assurances that the engineered plans were within code to build. We are currently working with JHP Builders – owner Jim Paul to build our addition. We have upgraded our Septic system to account for the addition with a larger septic tank and field which was already completed and approved. We have also obtained the financing with a Construction to Permanent mortgage for the build.

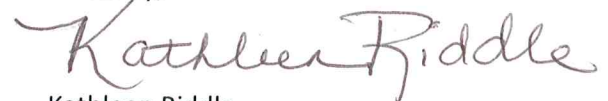
I am requesting a Hardship Variance relief to build my addition to my current home.

Specifically, the reasons for the addition are as follows:

- To Keep my multi-generational family together
- My family includes 2 grown children, 2 adopted grandchildren who are dependent on me, my disabled mother who requires a single floor living area and myself
- This is our Forever home that will be passed down from generation to generation

I truly appreciate your consideration to approve our permits to build so we can keep our growing family together. Thank you for your time.

Sincerely,



Kathleen Riddle

23 Mill Chase Rd

Southampton, NJ 08088

609-231-5788

Kriddle2@hotmail.com



## PUBLIC NOTICE

PLEASE TAKE NOTICE that the Southampton Township Zoning Board of Adjustment will hold a public hearing on the application of Kathleen Riddle at Southampton Township Municipal Building, 5 Retreat Road, Southampton, New Jersey (08088) on \_\_\_\_\_, 2022 at 7:00 p.m.

The subject property is 23 Mill Chase Road. It is particularly known on the Southampton Township tax maps as Block 3501, Lot 29.04. The applicant is proposing an addition to the single-family home which currently exists. Since the Pinelands Commission has zoned the existing 1.442 acre lot for a minimum lot size of 5 acres, bulk variances are needed as follows:

1. A rear yard of 82 feet is proposed where 100 feet is required.
2. A front yard of 96 feet is proposed where 200 feet is required (and 84.8 feet is currently existing).
3. A variance is needed for impervious coverage of 15.3% proposed where 10% is the maximum and 13.3% is currently existing.
4. The applicant will also seek any other variances or waivers noted by the Board or its staff during the course of review.

Interested persons may attend this hearing and be heard. Copies of the plans, application, and supporting documents are on file with the Zoning Board Secretary and may be inspected at the Southampton Township Municipal Building during regular business hours.

Patrick F. McAndrew, Esquire  
Attorney for Applicant  
856-278-7296  
pfxmlanduse@aol.com

# TOWNSHIP OF SOUTHAMPTON

ZONING OFFICIAL  
5 RETREAT ROAD  
SOUTHAMPTON NJ 08088  
(609) 859-2786

## DENIAL OF PERMIT

July 20, 2022

### RE: APPLICATION FOR ZONING

Dear Kathleen Riddle,

Your application for a permit to construct a Two Story Addition on the property located at 23 Mill Chase Road, in Southampton Township, Block: 3501 Lot: 29.04 is hereby denied for noncompliance with the provisions of the Municipal Zoning Ordinance for the following reason(s):

**The application submitted for a 2 story addition does not meet the following requirements:**

- **will no longer meet the definition of a single family dwelling.**
- **will not meet the current set-back requirements.**
- **over the maximum 10% impervious coverage allowed.**

The property is located in the "FA PL" Forest A Pinelands zone which permits the following:

Chapter 19. Pinelands Development

19-2.2. Forest A Zone.

c. Development standards.

1. Residential. The following shall apply to standard residential development. Residential cluster development shall comply with the development standards set forth in Subsection 19-4.16.

(a) Lot area: five acre minimum or as required by b.1 of this subsection.

(b) Lot frontage: 300 feet (at building line).

**(c) Front yard: 200 feet minimum.**

(d) Side yard: 75 feet minimum or 200 feet from the center line of a public paved road, navigable stream or lake.

**(e) Rear yard: 100 feet minimum** or 200 feet from the center line of a public paved road, navigable stream or lake.

(f) Lot clearing, including ground cover and soil disturbance: standard - 15% maximum; per § 19-4.2.

**(g) Impervious coverage: standard - 10% maximum.**

Chapter 12. Land Development

12-2.3. Definitions applicable throughout Southampton Township.

## DWELLING

Any structure or portion thereof which is designed or used for residential purposes.

### a. DWELLING UNIT

A room or series of connected rooms designed for permanent residency containing living, cooking, sleeping and sanitary facilities for one housekeeping unit. The dwelling shall be self-contained and shall not require the passing through another dwelling unit or other indirect route(s) to get to any other dwelling unit portion of the dwelling unit, nor shall there be shared facilities with another housekeeping unit.



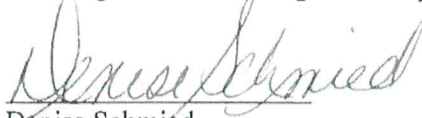
-----  
Information on procedures for an appeal of this decision to the Board of Adjustment and/or Planning Board can be obtained from the Secretary of the Board by emailing the secretary at [zoning@southamptonnj.org](mailto:zoning@southamptonnj.org) for the Zoning Board or [planning@southamptonnj.org](mailto:planning@southamptonnj.org) for the Planning Board.

It should be noted that under State Statute, notice of appeal of this decision must be filed with the appropriate Board not later than twenty (20) days from the date of this notice.

Please contact the Board Secretary with any questions regarding the procedure process. All applications and forms are located on our website.

[https://www.southamptonnj.org/government/construction\\_\\_\\_zoning.php#outer-33](https://www.southamptonnj.org/government/construction___zoning.php#outer-33)

Planning Board & Zoning Board Application Forms



Denise Schmied,  
Zoning Officer