

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 2601 LOT(S) 16
APPLICANT/DEVELOPER'S NAME KAREN AND WILLIAM REINHART
PROPERTY LOCATION ADDRESS: 9 LAKEVIEW LANE
DATE OF SUBMISSION: _____

- _____ 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.
- 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?

6.

Karen and William Reinhardt

9 Lakeview Lane, Southampton, NJ 08088

Block 2601, Lot 16

RE: Application for granting a bulk variance for the addition to the front and rear of the dwelling whose construction does not meet the required setbacks per 19-2.6.c.1.(c) and (d).

We are applying for hardship relief in the construction of a front porch and rear addition to the current dwelling. The homes in the Hampton Lakes development were built in the 1950's prior to the current zoning ordinances and do not meet the current required setbacks. The proposed additions to the dwelling will actually increase the side setback from its current 9.2' from Lot 15 to approximately 18.2' by allowing the demolition of the enclosed porch. Due to the shape of the lot the construction will be further setback from the side property lines than the current dwelling. The front elevation will be essentially the same as currently presenting other than the covering over the front porch with the exception of the roof area presenting more prominently due to the intended increased roof slope from its current slope. The area of disturbance on the rear addition currently grades back to the lake with no impact on neighboring drainage. This addition will allow me and my wife to retire in the home that I grew up in.

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: 9 LAKEVIEW LANE

Tax Map: Page 26 Block 2601 Lot(s) 16

Page _____ Block _____ Lot(s) _____

Dimensions: Frontage 45' Depth 234' Total Area 31,396 sq ft
Zoning District RD PL

2. APPLICANT/OWNER/DEVELOPER:

Name: KAREN AND WILLIAM REINHARDT
Address: 1 ELDOARADO DRIVE TABERNACLE, NJ 08086
Telephone No: 609-496-4543 Fax No.: _____ Email: WAR1215@COMCAST.NET
Applicant is a: Corporation _____ Partnership _____ Individual ☒
Corp., Partnerships & LLC's, please provide a W-9 form.

3. DISCLOSURE STATEMENT:

N/A

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: N/A
Address: _____
Telephone No: _____ Fax No.: _____

5. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING: SUBDIVISION: N/A

☐ 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)

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: _____

8. APPLICANT'S ATTORNEY: N/A

Address: _____

Telephone No: _____ Fax _____

email: _____

9. APPLICANT'S ENGINEER: N/A
Address: _____
Telephone No.: _____ Fax _____
email: _____
10. APPLICANT'S PLANNING CONSULTANT: N/A
Address: _____
Telephone No.: _____ Fax _____
email: _____
11. APPLICANT'S TRAFFIC ENGINEER: N/A
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: N/A
Field of Expertise: _____
Address: _____
Telephone No.: _____ Fax _____
email: _____
13. Section(s) of Ordinance from which a variance is requested: 19-2.4.c.1.(c) and (d)
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? YES
17. Is public sanitary sewer available? YES
18. Does the application propose a well and septic system on site? No
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? CHECK FOR ESCROW

23. Other approvals which may be required and date plans submitted:

	Yes	No	Dates Plans Submitted
Burlington County Board of Health	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Burlington County Planning Board	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Burlington County Soil Conservation District	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
NJ Dept. of Environmental Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Pinelands Commission	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Stream Encroachment Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Wetlands Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
NJ Dept. of Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Public Service Electric & Gas Company	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
County 9-1-1 Coordinator, Street Name Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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

ATTACHED

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.)

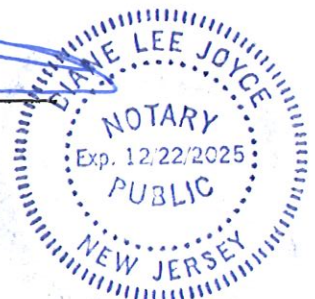
Sworn to and subscribed before me this

17 Day of November, 20 22.

Notary Public

DIANE LEE JOYCE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires December 22, 20 25

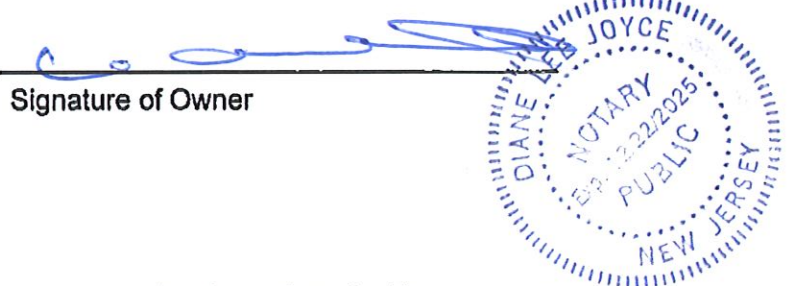
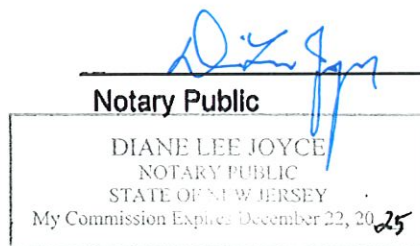
Signature of Applicant



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

17 Day of November, 2022.



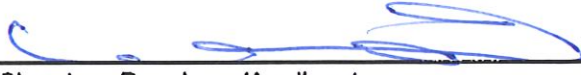
29. I understand that the sum of \$ _____ has been deposited in an escrow account. In accordance with the Ordinance of the Township of Southampton, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses 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.

11/17/22
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.

11/17/22
Date

N/A

Signature Developer/Applicant