

**EASTAMPTON TOWNSHIP
LAND USE PLANNING BOARD APPLICATION**

BLOCK: 1001 **LOT:** 4 & 5

Application for:

Amendment to
Approved Plan _____

Appeal from
Zoning Official _____

Conditional Use _____

General
Development Plan _____

Interpretation of
Ordinance or Map _____

Site Plan Approval _____

Subdivision x (minor)

Variance _____

Other _____

For Office Use
Date Received: _____
Application No: _____
Meeting Date: _____
Date Filed: _____



**THE FOLLOWING MUST BE COMPLETED FOR APPLICATIONS FOR VARIANCE,
OR THE APPLICATION WILL NOT BE ACCEPTED.**

TYPE OF VARIANCE SOUGHT: no new variances are being created by this subdivision.

TYPE OF RELIEF SOUGHT: n/a

SECTION OF THE TOWNSHIP CODE THE RELIEF IS SOUGHT:
n/a

Certification

I/We hereby certify that all of the following statements and the information contained in the application submitted herewith are true to the best of my/our knowledge.



Applicant/Representative
Jonas Singer, Esquire
for Applicant

Applicant/Representative

12/1/22

Date

PLANNING APPLICATION GENERAL INFORMATION

Applicant Name: Ernest G. Bozzi
Gerald D. Ford
Address: 649 Powell Rd., Eastampton, NJ 08060/ 643 Powell Rd., Eastampton, NJ 08060
Telephone Number: 609-209-0013
Email Address: ebozzi61@yahoo.com

Address of Property: 649 Powell Rd.
Zoning District and Lot Size: R-M 43,456 sq. ft.

Existing Use of Property: Residential
Proposed Use of Property: Residential

The Applicant is a:
*Corporation _____ *Partnership _____ *LLC _____ Individual

Other: (please specify) _____
*If the applicant is a corporation, LLC or partnership please attach a list of the names and addresses of persons having a 10% or more interest in the property.

The Applicant is the:
Owner Contract Purchaser _____ Tenant _____

Other: (please specify) _____

Name of Owner (if different than Applicant) same
Address: same
Telephone Number: same
Email Address: same

Attorney: Jonas Singer, Esquire; Wells & Singer Law Office, LLC
Address: 789 Farnsworth Avenue, Bordentown, NJ 08505
Telephone Number: (609) 298-1350 **Fax Number:** (609) 298-9158
Email Address: jsinger@jerseylawyer.net

Engineer or Surveyor: Robins Associates Land Surveying

Address: 9 Scott Rd., Riverside, NJ 08075

Telephone Number: (856) 461-9494 **Fax Number:** _____

Email Address: _____

Professional Planner: n/a

Address: _____

Telephone Number: _____ **Fax Number:** _____

Email Address: _____

Has there been any prior appeal or approval involving the premises? Yes **No** _____

If yes, state the date, Resolution number, character of appeal and disposition:

Prior subdivision creating Lot 4.

L. List plans and other materials accompanying this application:

Minor Subdivision Plan

**EASTAMPTON TOWNSHIP LAND USE PLANNING BOARD
RESIDENTIAL APPLICATION SUPPLEMENTAL INFORMATION PACKAGE**

Date: _____ **Block:** 1001 **Lot:** 4 & 5

Property Address: 649 Powell Rd. and 643 Powell Rd.

Size of Lot: Lot 5 - 43,456 sq. ft.; Lot 4 - 60,068 sq. ft. **sq. ft./acres**

Property Zoning District: R-M

Homeowners Association Approval (if applicable): n/a

SEPTIC PUBLIC SEWER (please circle one) **WELL** PUBLIC WATER (please circle one)

Property Owner(s): Ernest G. Bozzi and Gerald D. Ford

Telephone Number: (609) 209-0013 Ernest Bozzi

Email Address: ebozzi61@yahoo.com

Contractors Name: n/a

Address: _____

Telephone Number: _____

Email Address: _____

PROJECT DESCRIPTION (Type of work desired- add additional pages as necessary)

Applicant requests that the rear portion of Lot 5 merge into Lot 4 by removing the lot line between the two (2) properties. Following the lot line removal, proposed Lot 5.01 and Lot 4 will conform to all of the bulk standards in the R-M Zone. There are existing non-conformities regarding existing Lot 5 for lot frontage and side yard for accessory building, which was previously approved in a prior application. The present application does not create any variances, but merely seeks to realign the rear portion of existing Lot 5 and have it become part of Lot 4.


Signature of Owner

12/7/22
Date

Name of individual to be notified: Jonas Singer, Esquire

Email Address and Phone Number: jsinger@jerseylawyer.net and (609) 298-1350

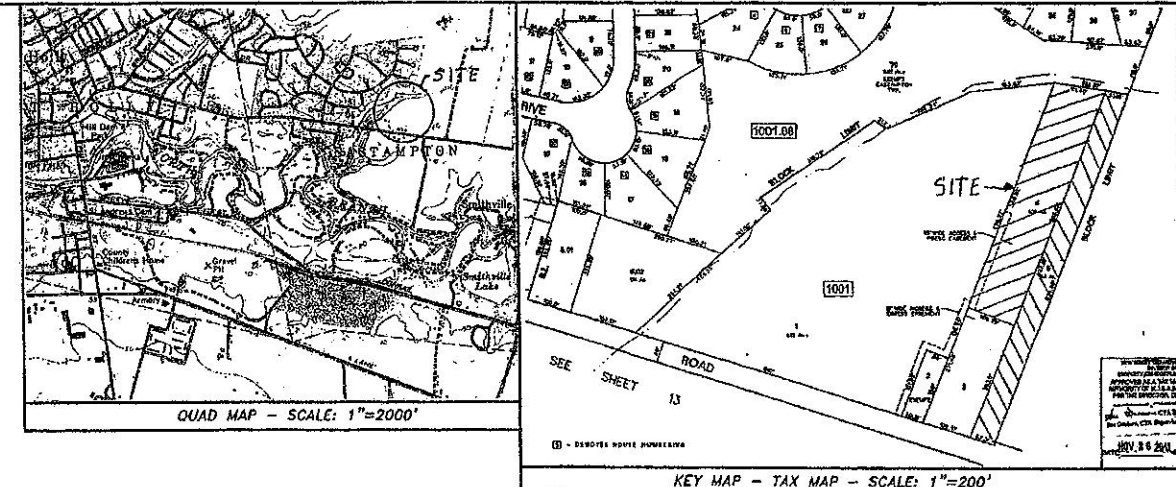
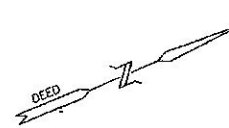
NOTES:

- 1) BEING LOT 4, BLOCK 1001, PLATE 10 ON THE TOWNSHIP OF EASTAMPTON TAX MAP BEING LOT 5, BLOCK 1001, PLATE 10 ON THE TOWNSHIP OF EASTAMPTON TAX MAP
- 2) EXISTING LOT 4 AREA: 60,088 SQ. FT. ± 1.379 ACRES ± EXISTING LOT 5 AREA: 43,456 SQ. FT. ± 0.988 ACRES ± PROPOSED LOT 5 AREA: 18,412 SQ. FT. ± 0.423 ACRES ± PROPOSED TRANSFER AREA: 25,044 SQ. FT. ± 0.576 ACRES ± EXISTING LOT 4 & PROPOSED TRANSFER AREA: 85,112 SQ. FT. ± 1.954 ACRES ±
- 3) MINOR SUBDIVISION TO BE FILED BY DEED.
- 4) MINOR SUBDIVISION SHALL TRANSFER LAND FROM EXISTING LOT 5 BLOCK 1001 (PROPOSED TRANSFER AREA) TO EXISTING LOT 4 BLOCK 1001. PROPOSED TRANSFER AREA AND EXISTING LOT 4 ARE TO BE COMBINED. THE EXISTING LOT LINE BETWEEN PROPOSED TRANSFER AREA AND EXISTING LOT 4 TO BE REMOVED.
- 5) NO NEW BUILDING LOT WILL BE MADE BY THIS SUBDIVISION.

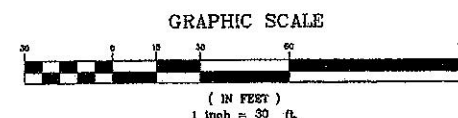
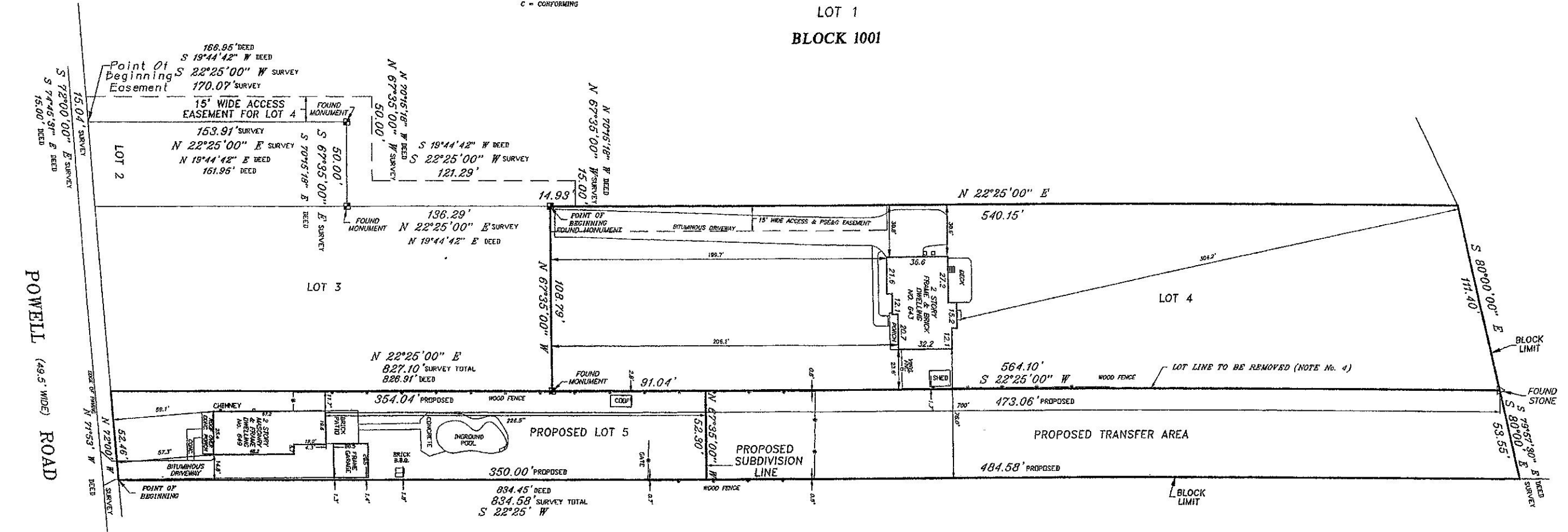
ZONES R-N	REQUIRED	EXISTING LOT 4	EXISTING LOT 5	PROPOSED LOT 5	EXISTING LOT 4 & PROPOSED TRANSFER AREA
LOT AREA (SF)	10,000 MIN.	60,088	43,456	25,044	85,112
LOT WIDTH	85' MIN.	108.79'	82.30'	82.30'	161.00'
LOT FRONTAGE	85' MIN.	108.79'	82.30'	82.30'	161.00'
LOT DEPTH	90' MIN.	592' AVE.	830' AVE.	652' AVE.	958' AVE.
FRONT YARD	25' MIN.	189.7'	87.3'	87.3'	189.7'
SIDE YARD	5' MIN.	23.6'	11.7'	11.7'	30.8'
REAR YARD	20' BOTH	54.4'	26.5'	26.5'	106.7'
REAR YARD	20' MIN.	304.2'	700'	304.2'	226.5'
SUPER.BLDG.COVE	20% MAX.	3.2%	4.0%	9.5%	2.3%
IMPER.LOT.COVE	35% MAX.	11.7%	14.6%	34.4%	8.9%
MAX.BLDG.HT.	35'/2.5 STY.	<35'	<35'	<35'	<35'
ACCESSORY BUILDINGS					
FRONT YARD	NOT ALLOWED	---	---	---	---
SIDE YARD	5' MIN.	SHED 1.4'	COOP 2.8' GARAGE 1.5'	COOP 2.8' GARAGE 1.5'	SHED 54'
REAR YARD	10' MIN.	SHED 317'	COOP 50' GARAGE 4.5'	COOP 50' GARAGE 4.5'	SHED 317'
DEPT. TO OTHER BLDG.	5' MIN.	SHED 12.6'	COOP 14.5' GARAGE 4.5'	COOP 14.5' GARAGE 4.5'	SHED 12.6'
SUPER.BLDG.COVE	3% MAX.	SHED 0.2%	GARAGE & COOP = 1.1%	GARAGE & COOP = 2.7%	SHED 0.1%
IMPER.LOT.COVE	8% MAX.	14.8%	4.0%	9.4%	4.8%

ZONING TABLE

E = EXISTING
C = CONFORMING



**LOT 1
BLOCK 1001**



I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERE TO :

THIS PLAN IS HEREBY APPROVED BY THE EASTAMPTON TOWNSHIP PLANNING BOARD
CHAIRMAN: _____ DATE _____
SECRETARY: _____ DATE _____

I CERTIFY THAT I AM THE OWNER OF THESE LANDS LOT 4, BLOCK 1001, AKA 643 POWELL ROAD EASTAMPTON, NEW JERSEY
SIGNED: GERARD D. FORD DATE _____
643 POWELL ROAD
EASTAMPTON, N.J. 08060

I CERTIFY THAT I AM THE APPLICANT/OWNER OF THESE LANDS LOT 5, BLOCK 1001, AKA 649 POWELL ROAD EASTAMPTON, NEW JERSEY
SIGNED: ERNEST G. BOZZI DATE _____
649 POWELL ROAD
EASTAMPTON, N.J. 08060
PHONE No. 609-209-0013

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED OCTOBER 17, 2022 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS WITH OUTBOUND CORNERS MARKED AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS HAS BEEN MADE UNDER MY SUPERVISION
WILLIAM J. ROBINSON
PROFESSIONAL LAND SURVEYOR (NJ) LICENSED No. 31663
9 SCOTT ST., RIVERSIDE N.J. 08075
PHONE: 856-461-9494

11-25-2022	CHANGED NOTES
REVISED	DESCRIPTION
ROBINS ASSOCIATES LAND SURVEYING R	MINOR SUBDIVISION LOTS 4 & 5 BLOCK 1001 PREPARED FOR ERNEST G. BOZZI 649 POWELL ROAD LOCATED IN TOWNSHIP OF EASTAMPTON BURLINGTON COUNTY, NEW JERSEY
9 SCOTT ST., RIVERSIDE NJ 08075 PHONE: 856-461-9494	
DRAWN BY: KR CHECKED BY: MR	SCALE: 1"=30' DATE: OCT. 17, 2022
SHEET: _____	DRAWING NUMBER: C-22-0217