

**EASTAMPTON TOWNSHIP
LAND USE PLANNING BOARD APPLICATION**

**BLOCK:1401.02 LOT: 2
19 Dunham Lane**

Application for: Walter and Kim Tafe

Variances XXXXXXXX

Amendment to
Approved Plan _____

Appeal from
Zoning Official _____

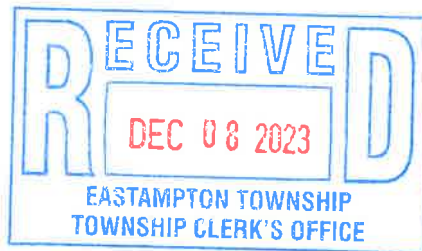
Conditional Use _____

General
Development Plan _____

Interpretation of
Ordinance or Map _____

Site Plan Approval _____

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: Three (3) Bulk Variances:

- 1) **Lot Area** 5 Acres is required; existing 0.919 aces; proposed is no changes. This is a pre-existing non-conforming condition;
- 2) **Lot Width:** 200 ft is required; existing is 182 feet; proposed is no change. This is a pre-existing non-conforming condition
- 3) **Side Yard Setback:** 50 feet is required; existing is 57.3 feet ; proposed is 39.21 feet.

TYPE OF RELIEF SOUGHT: Bulk Variances under N.J.S.A. 40:55D-70 (c)

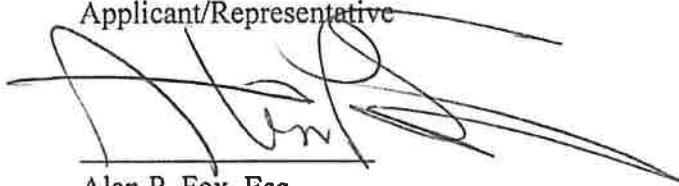
SECTION OF THE TOWNSHIP CODE THE RELIEF IS SOUGHT:

Section 540-16(D)(1)- Lot Area; Section 540-16(D)(3) – lot width; 540-16(D)(5)(b) – side yard

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



Alan P. Fox, Esq.

Applicant/Representative

Date: December 6, 2023

PLANNING APPLICATION GENERAL INFORMATION

Applicant Name: Walter and Kim Tafe
Address: 19 Dunham Lane, Eastampton, NJ

Telephone Number: 609-668-1874
Email Address: wktafe@live.com

Address of Property: 19 Dunham Lane, Eastampton, NJ

Zoning District and Lot Size: RUL- Rural Residential Low Density

Existing Use of Property: Single Family Detached Dwelling

Proposed Use of Property: Single Family Detached Dwelling

The Applicant is a: Individual

*Corporation _____ *Partnership _____ *LLC X 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

Owner **Contract Purchaser** **Tenant**

Other: (please specify)

Name of Owner (if different than Applicant)

Address: N/A

Telephone Number: _____

Email Address:

Attorney: Alan P. Fox, Esquire

Address : Capehart & Schatchard,

8000 Midlantic Drive, Suite 300S, Mt. Laurel ,NJ 08054

Telephone Number: 856-914-2056 **Fax Number:** 856-235-2786

Email Address: afox@capehart.com

Engineer or Surveyor:

Samuel S. Previtera, N.J. Licensed Surveyor

Gary V. Vecchio, N.J. Licensed P.E.

Address: Taylor, Wiseman and Taylor

804 East Gate Drive, Suite 100, Mt. Laurel, NJ 08054

Telephone Number: 856-437-8402 Fax Number: 856-722-9250

Email Address: Vecchio@taylorwiseman.com

Professional Planner: N/A

Address: _____

Telephone Number: _____ Fax Number: _____

Email Address: _____

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

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

L. List plans and other materials accompanying this application:

1. Application
2. Supplement to Application
3. Signed and sealed Zoning Permit Plan dated 11/17/23 prepared by Samuel S. Previtera, Licenses N.J. Licensed Surveyor and by Gary V. Vecchio, N.J. Licensed P.E. from the engineering firm of Taylor Wiseman & Taylor (sheet 1 of 1)
4. Architectural drawings for the proposed Addition, dated 5/29/2023 prepared by Scarpa Architecture, Inc.
5. Zoning officer's letter dated 6/19/2023 denying zoning permit and requiring 3 bulk variances
6. Certified list of property owners

7. Tax collector's letter – proof of payment of taxes

8. Photos of Property

ESCROW AGREEMENT

THIS AGREEMENT entered into this 30th day of November 2023 by and between Walter Tafe and Kim Tafe having a mailing address at 19 Durham Lane, Eastampton, New Jersey (collectively hereinafter referred to as the "Applicant") and the Township of Eastampton, with its principal offices located within the Manor House at 12 Manor House Court, Eastampton, NJ 08060 (hereinafter referred to as the "Township").

WITNESSETH

WHEREAS, the Applicant has filed an application for a Bulk Variances including architectural plans and a engineered Permit Plans and other documents seeking review approval of its proposal with respect to Block1401.02, lot 2 and commonly known as 19 Durham Lane, Eastampton, New Jersey; and

WHEREAS, the Township, pursuant to the Municipal Land Use Act, has a certain amount of days to review said plans to determine whether said plans are complete and whether the application should be approved or denied; and

WHEREAS, the Municipal Land Use Act authorizes the Township to charge reasonable fees to provide for the cost of professional review of plans, applications and documents and to require that an estimate of said fees be deposited in escrow; and

WHEREAS, the Township Code establishes the amount of the initial escrow deposit and the way said funds are to be deposited and expended.

NOW THEREFORE, in consideration of mutual covenants, agreements and considerations contained herein, the Township and Applicant hereby agree as follows:

1. Escrow Deposit. The applicant shall deposit in cash the sum of \$750.00 in accordance with § 460-58 of the Eastampton Township Code, as it may from time to time be supplemented and amended, an amount equal to the fee(s) which the Board anticipates may be paid to Professionals engaged to review the Development Application, plans and other documents submitted with respect to an application for development, and agrees to pay an initial deposit and such other additional deposits as may be required to offset these review costs by the Board.

Professional review includes, but is not limited to, engineer, planner, attorney, traffic consultant, administrative officer and any other consultants appointed by the Board in question. The amount of interest, if any, on monies so deposited shall be distributed between the applicant and the municipality as required by N.J.S.A. 40:55D-53.1 with the municipality receiving the highest percentage permitted by law.

In the event that an application is denied, certified incomplete, or withdrawn by the applicant, and the application is subsequently resubmitted or a second application is submitted by the same applicant for the same use and on the same site as the original application within sixty (60) days

of the denial, incomplete certification or withdrawal, then a new escrow amount must be submitted with such application in accordance with the above schedules.

Should an application be refilled after the application has been denied without prejudice, no new application fee need be submitted. Upon receipt of a formal, written request, the Board may recommend to the Township Council that the unencumbered balance of the original escrow be refunded to the applicant or credited toward the escrow amount required for any subsequent application or resubmitted application.

2. Increase or Decrease. Sums not utilized in the review of process or other costs of administration shall be returned to the applicant. If additional sums should be deemed necessary, the applicant shall be notified of the required additional amount and shall add said sum to the escrow within fourteen (14) days of the date of said notices hereinafter stipulated.

Prior to the Board taking action on an application, the professionals responsible for reviewing the application shall inform the Township within ten (10) days of a request of the estimated amount of potential remaining plan review charges. The applicant, if necessary, shall deposit said additional funds within the aforementioned fourteen (14) day period.

3. Effect of Insufficient Funds. The Board shall not be required to process the application or take further action on the application until all required additional deposits are made by the applicant. The failure to deposit the initial or additional funds shall be grounds for denial of the application. In the event the Board approves an application, the obligation to pay for professional plan review fees by depositing the funds in escrow shall be a condition of the approval granted by the Board.

If the escrow funds are depleted after the application, the applicant shall pay additional funds upon demand within the aforementioned fourteen (14) day period. In the event that additional deposits requested by the Board remain unpaid for a period of sixty (60) days, this development application shall be deemed to be withdrawn and shall be dismissed without prejudice by the Board.

4. Municipal Liability. The parties agree that the Township assumes no liability for the administration of the escrow fund and the applicant hereby releases the Township from any and all claims with respect to the administration of the fund. The Township liability is expressly limited to accounting for the disbursement of the funds.

5. Owner/Applicant Liability. In the event the owner is not the applicant, the owner, by execution of this Agreement, consents to all the provisions contained herein and agrees to be liable for the payment of any fee or fund upon demand of the Township in accordance with the terms and conditions of this Agreement.

6. Entire Agreement. The parties agree that this Agreement constitutes the entire Agreement.

7. Municipal Regulations. The parties agree that all municipal regulations set forth in the Township are incorporated by reference hereto. In the event that any regulation of the Municipality is in conflict with the terms and conditions of this Agreement, the particulars of the regulations shall control.

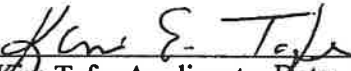
IN WITNESS WHEREOF, the Township has caused this Agreement to be signed on its behalf and its seal to be fixed the day and year first above written and the applicant has executed this Agreement the day and year first above written in the appropriate manner.



Walter Tafe -Applicant-Date: December 1 2023



Municipal Clerk/Date



Kim Tafe- Applicant - Date: December 1, 2023

12/1/2023