

LAND DEVELOPMENT

12 Attachment 1

Township of Southampton

Appendix A
Checklists

Appendix A-1
Minor Subdivision/Site Plan

CHECKLIST MINOR

REVISED: 10-6-2003

REVISED: 12-8-2004

SUBMISSION CHECKLIST, TOWNSHIP OF SOUTHAMPTON
APPLICATION FOR MINOR SUBDIVISION/SITE PLAN

(FIFTEEN COPIES OF ALL INFORMATION SUBMITTED, MUST BE PROVIDED BY APPLICANT.)

BLOCK _____, LOT(S) _____

APPLICANT/OWNER/DEVELOPER'S NAME _____

PROPERTY LOCATION ADDRESS: _____

_____ Required Application, Application Fee and Escrow Deposit, and Escrow Agreement. (See attached Fee and Escrow Ordinance.)

_____ Certification by the Tax Collector that all taxes on said property are paid to date.

_____ Minor Plat or Minor Plan drawn to scale of one inch equals 100 inches by professional engineer or land surveyor in accordance with the Township's Land Development Ordinance on one of the four of the following standard sheet sizes: 8 1/2" x 13", 15" x 21", 24" x 36", or 30" x 42".

1. Key map showing entire tract and its relation to the surrounding area at a scale of one inch equals not more than 2,000 feet.
2. Title Block in accordance with the rules governing title blocks for professional engineers including:
 - a. Name of subdivision or development, township name and county.
 - b. Name, title, address and telephone number of the subdivider or developer.
 - c. Name, title, address, telephone number and license number of the professional(s) that prepared plat or plan.
 - d. Name, title, address and telephone number of the owner or owners of record.
 - e. Scale in inches to feet and bar scale.

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- f. Date of original preparation and of each subsequent revision and a list of the specific revisions entered on each sheet.
3. Acreage figures and north arrow.
4. Approval signature lines for: Planning or Zoning Board Chairperson, Board Secretary and Township Engineer.
5. Existing block and lot numbers as they appear on the official Tax Map of Southampton Township to be subdivided or developed.
6. Boundary lines (heavy solid line) of subdivision or development.
7. Location of existing and proposed property lines with bearings and distances, streets, buildings with their numerical dimensions and indication as to whether existing buildings will be retained or removed, parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drain pipes, any natural features including wetlands and treed areas, historic features including family burial grounds and buildings more than 60 years old, both within the tract and within 200 feet of its boundary.
8. Location and width of all existing and proposed utility easements.
9. Zoning district affecting the tract, including district names and requirements.
10. Proposed buffer and landscaping areas.
11. Delineation of flood plains, including both floodway and flood fringe areas.
12. Contours as shown on the U.S.G.S. topographic sheets.
13. Marshes, ponds and lands subject to flooding within the tract and within 100 feet of subject tract.
14. The name of all adjacent property owners within 200 feet as they appear on the most recent tax list prepared by the Tax Assessor.
15. Minor subdivisions shall include existing and proposed iron or copper pins and/or monuments.
16. Certification by a professional engineer that the proposed lot(s) can adequately accommodate a septic system and a copy of any written review or report by the County Board of Health and the standards for High Quality Groundwater in Ordinance #2003-2.
17. Minor subdivision or minor site plan involving any street(s) requiring additional right-of-way width shall be shown granted to the Township or other government agency along one side or both sides of the streets.
18. Minor subdivision or site plan of any corner lot shall provide a sight triangle easement.
19. Any deed descriptions including metes and bounds, easements, covenants, restrictions, roadways and sight triangle dedication must be shown.
20. Official Street name(s) and house numbers.

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Appendix A-2
Preliminary Major Subdivision/Site Plan

SUBMISSION CHECKLIST PRELIMINARY

Revised: 10-6-2003
Revised: 12-8-2004
Revised: 1-20-2005

TOWNSHIP OF SOUTHAMPTON
APPLICATION FOR PRELIMINARY MAJOR SUBDIVISION/SITE PLAN

ORIGINAL AND 15 COPIES OF ALL INFORMATION SUBMITTED, MUST BE PROVIDED BY THE APPLICANT.

BLOCK _____ LOT(S) _____

APPLICANT/OWNER/DEVELOPER'S NAME _____

PROPERTY LOCATION ADDRESS: _____

_____ Required Application, Application Fee and Escrow Deposit, and Escrow Agreement.
(See attached Fee and Escrow Ordinance.)

_____ Certification by the Tax Collector that all taxes on said property are paid to date.

_____ Preliminary Major Subdivision Plat or Major Site Plan drawn to scale of one inch equals 100 inches by professional engineer in accordance with the Township's Land Development Ordinance on one of the four of the following standard sheet sizes: 8 1/2" x 13", 15" x 21", 24" x 36", or 30" x 42"

1. Key map showing entire tract and its relation to the surrounding area at a scale of one inch equals not more than 2,000 feet.
2. Title Block in accordance with the rules governing title blocks for professional engineers including:
 - a. Name of subdivision or development, township name and county.
 - b. Name, title, address and telephone number of the subdivider or developer.
 - c. Name, title, address, telephone number and license number of the professional(s) that prepared plat or plan.
 - d. Name, title, address and telephone number of the owner or owners of record.
 - e. Scale in inches to feet and bar scale.
 - f. Date of original preparation and of each subsequent revision and a list of the specific revisions entered on each sheet.
3. North arrow.
4. Certification that the applicant is the owner of the property or that the owner has consented to the making of the application under an option agreement.
5. Approval signature lines for: Planning or Zoning Board Chairperson, Board Secretary and Township Engineer.
6. Acreage to the nearest tenth of an acre and a computation of the area of the tract to be disturbed.

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7. The names and lot and block numbers of all property owners within 200 feet of the extreme limits of the tract as shown on the most recent tax list prepared by the Township Tax Assessor.
8. Existing block and lot numbers as they appear on the official Tax Map of Southampton Township to be subdivided or developed and proposed block and lot numbers as provided by the Township Tax Assessor upon written request.
9. Boundary lines (heavy solid line) of subdivision or development.
10. Zoning districts including district name(s) and requirements.
11. Locations and dimensions of existing and proposed bridges and the location of natural features such as wooded areas, and any extensive rock formations, both within the tract and within 200 feet of its boundaries.
12. Location and species associations of all individual trees or groups of trees having a caliper of eight inches or more measured three feet above the ground level shall be shown within the portion of the tract to be disturbed as a result of the proposed development. The proposed location of all proposed plantings also shall be indicated and a legend provided listing the botanical and common names, the sizes at time of planting, the total quantity of each plant, and the location keyed to the plan.
13. All existing and proposed watercourses (including lakes and ponds) shall be shown and accompanied by the following information, as may be required by the Township Engineer:
 - (a) When a stream is proposed for alteration, improvement or relocation or where a drainage structure or fill is proposed over, under, in or along a running stream, a report on the status of review by the NJ Dept. of Water Resources or such agency having jurisdiction shall accompany the submission.
 - (b) Cross-sections of watercourses and/or drainage swales at an approximate scale showing the extent of the floodplain, top of the bank, normal water levels and bottom elevations at the following locations, where appropriate:
 - [1] Where a watercourse crosses boundary of the tract;
 - [2] At 100-foot intervals up to 500 feet upstream and downstream of any point of juncture of two or more watercourses within the tract;
 - [3] At 100-foot intervals for a distance of 500 feet upstream and downstream of any proposed and/or existing culvert or bridge within the tract;
 - [4] At a maximum of 100-foot intervals, but not less than two locations, along each watercourse which runs through or within 500 feet of the tract;
 - [5] When ditches, swales, streams or watercourses are to be altered, and measures to control erosion and siltation, as well as typical ditch sections and profiles, shall be shown;
 - [6] The delineation of the floodways and flood fringe areas of all watercourses within or adjacent to the tract.

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- (c) Total acreage of the drainage basin of any watercourse running through or adjacent to the tract.
 - (d) The location of all drainage structures downstream of the tract, to which the tract is tributary, between the tract and the municipal boundary, including hydrologic and hydraulic computations for each of the structures.
 - (e) Location and extent of drainage and conservation easements and stream encroachment lines.
 - (f) The location, extent and water level evaluation of all existing or proposed lakes or ponds within the tract and within 200 feet of the tract.
14. Existing and proposed contours with intervals of one foot where slopes are less than 2%; with intervals of two feet where slopes are between 2% and 10%; and with intervals of five feet where slopes exceed 10%. All contour information shall refer to a known datum. Existing contours shall be shown as a dashed line; finished grades shall be shown as a solid line.
 15. Proposal for soil erosion and sediment control as required by the Soil Erosion and Sediment Control Act, N.J.S.A. 4:24-39 et seq.
 16. Locations of all existing structures showing existing and proposed front, rear and side yard setback distances, and indication of whether the existing structures and uses will be retained or removed, and a specific identification of any family burial grounds and buildings more than 60 years old, both within the tract and within 200 feet of its boundary.
 17. Size, height and location of all proposed buildings, structures, signs and lighting facilities.
 18. All dimensions necessary to confirm conformity to this chapter such as the size of the tract and any proposed lot(s), structures, setbacks, structure heights, yards and floor area ratios. All tract and lot sizes shall be expressed in acres and square feet and shall include bearings and distances.
 19. The proposed location, direction of illumination, power and type of proposed outdoor lighting, including details of lighting poles and luminaries.
 20. The proposed screening, buffering and landscaping, including a landscaping plan.
 21. The location and design of any off-street parking area, showing size and location of bays, aisles and barriers.
 22. The application shall include plans and computations for any storm drainage system including the following:
 - (a) All existing or proposed storm sewer lines within or adjacent to the tract showing size and slope of the line, direction of flow and the location of each catch basin, inlet, manhole, culvert and headwall.
 - (b) The location and extent of any proposed ground water recharge basins, detention basins or other water or soil conservation or drainage devices.

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23. The location of existing structures such as water and sewer mains, utility structures, gas transmission lines and high tension power lines on the tract and within 200 feet of its boundaries.
24. Plans of proposed improvements and utility layouts including sewers, storm drains and water lines and feasible connections to gas, telephone and electrical utility systems. If private utilities are proposed, they shall comply fully with all agency regulations. If an existing utility company, in lieu of detailed plans will provide service, a letter from that company stating that service will be available before occupancy will be sufficient. When individual on-site water or sewage disposal is proposed, the plan for those systems shall be approved for each lot by the appropriate agencies and the result of percolation tests and soil log data shall be indicated on the plan.
25. Plans, typical cross-sections and details, centerline profiles and tentative grades of all proposed streets and of existing streets abutting the tract based on U.S.G.S. vertical datum or a more specified datum supplied by the Township Engineer, including curbing, sidewalks, storm drains and drainage structures. Sight triangles, the radius of curblines and street sign locations shall be clearly indicated at the intersections.
26. All proposed street names, which shall be subject to the approval of the Board. No proposed street name shall duplicate or be substantially similar to the name of any existing or approved street in the township or in any municipality served by a post office which also serves the Township of Southampton. Attached form should be completed and memo from the Township 9-1-1 Coordinator shall be provided with this application.
27. Any proposed protective covenants or deed restrictions applying to the land being developed shall be submitted with the application and/or indicated on the submitted plans. All covenants or deed restrictions are subject to approval by the Planning Board.
28. The proposed permanent monuments shall be shown, in accordance with the Map Filing Act (N.J.S.A. 46:23-9.9 et seq.).
29. Concerning site plans only, a written description of the proposed use(s) and operation(s) of the buildings, including emission of noise, glare, vibration, heat, odor, air and water pollution, safety hazards, expected truck and tractor traffic and the proposed number of shifts to be worked, the maximum number of employees on each shift, and the hours of operation.
30. Identification of any lot or area to be reserved or dedicated to public use, showing all improvements such as landscaping, grading, walkways, bicycle paths and recreational facilities.
31. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six months of the date of submission.
32. Concerning site plans only, signed and sealed, scaled elevations by a licensed N.J. architect of the front, side and rear of any structure to be erected or modified, floor plans and expansion plans incorporated into the building design shall be submitted.

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33. A Cultural Resource Inventory for all sites within the Pinelands.
34. In the case of any subdivision or site plan submission of a planned development, the applicant shall be required to submit all of the required information for all of the properties comprising the planned development, regardless of whether the applicant is seeking approval of the whole or a section of the planned development, specifically, the applicant shall be required to show the interrelationship of each portion of the project with the whole of the project considering land use, traffic, open space, buffering, drainage and surface water management, sewerage, potable water supply and any other specific planning considerations as may be of particular relevance to a particular planned development.
35. Environmental Impact Statement in accordance with § 12-4.10 of this chapter and the Environmental Impact Worksheet as provided by the Southampton Township Environmental Commission.
36. Traffic Impact Statement.
37. Community Impact Statement.
38. The Board may require additional information before granting preliminary approval when unique circumstances affect the tract and/or when the application for development poses special problems for the tract and the surrounding area. All proposed manufacturing processes shall be described in the application for development. The Board may require the applicant of a manufacturing use to provide additional reports for review by experts designated by the Township.
39. Pursuant to N.J.S.A. 40:55D-38 which permits Planning Boards to create provisions insuring the consistency of layout or arrangement of a subdivision or land development with the zoning ordinances and at the board's discretion, the applicant shall submit a "build-out" plan for the purposes of: (a) demonstrating the number of units which could be produced on the tract if developed to the full extent which zoning permits; and (b) permitting the board to evaluate the subdivision design in terms of overall consistency of layout.

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MAJOR SUBDIVISION
STREET NAMES

TO: ROD GOETTELMANN, SOUTHAMPTON TWP. 911 COORDINATOR

FROM: _____
Developer's Name

Developer's Address

Proposed Name of Development

Block/Lot Numbers

Before plans for a major subdivision* are filed with the Administrative Officer of Planning and Zoning, Street Names must be approved by the Southampton Township 911 Coordinator and the Burlington County 911 Coordinator. Such a review will eliminate duplication of names in Southampton Township and neighboring municipalities.

Please provide three name suggestions for each new street in the proposed development:

	SUGGESTION #1	SUGGESTION #2	SUGGESTION #3
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____

For more than three new streets, please attach a supplement to this form. Forward three copies as follows:

two copies to: Rod Goettelmann
5 Retreat Road
Southampton, NJ 08088

one copy to: Admin. Off. Planning/Zoning
5 Retreat Road
Southampton, NJ 08088

Office Use Only: Date: _____

Southampton Twp.

Burl. County

*Major subdivision being more than four new lots, where new streets are created.

LAND DEVELOPMENT
Appendix A-3
Final Major Subdivision/Site Plan

SUBMISSION CHECKLIST

REVISED: 10-7-2003

REVISED: 12-8-2004

TOWNSHIP OF SOUTHAMPTON
APPLICATION FOR FINAL MAJOR SUBDIVISION/SITE PLAN

ORIGINAL AND 15 COPIES OF ALL INFORMATION SUBMITTED, MUST BE PROVIDED BY THE APPLICANT.

BLOCK _____ LOT(S) _____

APPLICANT/OWNER/DEVELOPER'S NAME _____

PROPERTY LOCATION ADDRESS: _____

_____ Required Application, Application Fee and Escrow Deposit, and Escrow Agreement.
(See attached Fee and Escrow Ordinance.)

_____ Certification by the Tax Collector that all taxes on said property are paid to date.

_____ Final Major Subdivision Plat or Major Site plan drawn to scale of one inch equals 100 inches by professional engineer in accordance with the Township's Land Development Ordinance.

- A. All details stipulated in Chapter 12-10.3.
- B. All additional details required at time of preliminary approval shall be submitted.
- C. A section or staging plan, if proposed, indicating the portion of the tract to be considered for final approval as part of the current application and the relationship of the portion of the tract to be remaining land area, including all applicable comparisons such as parking spaces, building coverage, lot coverage, open space areas and number of lots.
- D. Detailed architectural and engineering data.
- E. Letters directed to the Chairman of the Board and signed by a responsible official of the lighting agency, water company, sewer utility, cable television company and any other company or government authority or district which provides accessory utility service approving each proposed utility installation design and stating who will construct the facility so that service will be available prior to occupancy. The designing engineer shall certify to the Board that the existing cross-section(s) and profile(s) have been run in the field and the field notes shall be forwarded to the Township Engineer.
- F. The applicant shall certify in writing to the Board that the applicant has: (a) installed all improvements in accordance with the requirements of this chapter, and/or (b) posted a performance guarantee in accordance with Chapter 12-7.
- G. A statement from the Township Engineer that all improvements installed prior to application have been inspected as provided in Chapter 12-7, and that the improvements installed prior to application for final approval that do not meet or

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exceed Township standards shall be factored into the required performance guarantee.

H. Approved street name(s) and new house numbers.

_____ Burlington County Planning Board Approval.

_____ Soil Erosion and Sediment Control Approval.

_____ Burlington County Board of Health Well and Septic Approvals.

_____ N.J. Department of Environmental Protection approvals or permits.

_____ Bond quantities for bond calculation.

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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 _____ LOT(S) _____

APPLICANT/DEVELOPER'S NAME _____

PROPERTY LOCATION ADDRESS: _____

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.
- _____ **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 (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

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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?

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Appendix A-5
D Variance (Use Variance)

CHECKLIST D VARIANCE

4-12-2004
Rev. 12-8-2004

SUBMISSION CHECKLIST
TOWNSHIP OF SOUTHAMPTON, NEW JERSEY
APPLICATION FOR "D" USE VARIANCE
ZONING BOARD OF ADJUSTMENT

(ORIGINAL AND 15 COPIES OF ALL INFORMATION SUBMITTED, MUST BE PROVIDED BY APPLICANT.)

BLOCK _____ LOT(S) _____

APPLICANT/DEVELOPER'S NAME _____

PROPERTY LOCATION ADDRESS: _____

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 and/or Site Plan in accordance with Site Plan Ordinance.
- _____ Escrow Agreement.
- _____ 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(d) "The Zoning Board of Adjustment shall have the power to: In particular cases for special reasons, grant a variance to allow departure from regulations pursuant to Article 8 of this act to permit: (1) a use or principal structure in a district restricted against such use or principal structure, (2) an expansion of a nonconforming use, (3) deviation from a specification or standard pursuant to § 54 of P.L. 1975, c.291 (C.40:55D-67) pertaining solely to a conditional use, (4) an increase in the permitted floor area ratio as defined in § 3.1 of P.L. 1975, c.291 (C.40:55D-4), (5) an increase in the permitted density as defined in § 3.1 of P.L. 1975, c.291 (C.40:55D-4), except as applied to the required lot area for a lot or lots for detached one or two dwelling unit buildings, which lot or lots are either an isolated undersized lot or lots resulting from a minor subdivision or (6) a height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure. A variance under this subsection shall be granted only by affirmative vote of at least five members, in the case of a municipal board, or 2/3 of the full authorized membership, in the case of a regional board, pursuant to article 10 of this act."

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No variance or other relief may be granted under the terms of this section, including variance or other relief involving an inherently beneficial use, without a showing that such variance or other relief can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan and the zoning ordinance.

USE VARIANCE:

The granting of a Use or “d” variance under N.J.S.A. 40:55D-70(d) requires the applicant to provide certain proofs, specifically positive and negative criteria.

POSITIVE CRITERIA

In demonstrating the positive criteria, the applicant should rely upon providing special reasons for the requested relief. The applicant is required to prove that the proposed project carries out a purpose of zoning or an undue hardship will result if the proposed project is denied.

1. The purposes of zoning in N.J.S.A. 40:55D-2 are:
 - a. To encourage municipal action to guide the appropriate use of development of all lands in the State, in a manner which will promote the public health, safety, morals and general welfare;
 - b. To secure safety from fire, flood, panic and other natural and man-made disasters;
 - c. To provide adequate light, air and open space;
 - d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
 - e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment.
 - f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
 - g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
 - h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
 - i. To promote a desirable visual environment through creative development techniques and good civic design and arrangements;
 - j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the state and to prevent urban sprawl and degradation of the environment through improper use of land;

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- k. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;
 - l. To encourage senior community housing construction;
 - m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
 - n. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.
2. In addition, the following purposes of zoning from the Southampton Township's Zoning Ordinances can be used as sufficient proofs in providing special reasons:
 - a. To further the goals and policies of the Master Plan of the Township of Southampton.
 - b. To further the goals and objectives of the Pinelands Protection Act (N.J.S.A. 13:18A-1 et seq.
 - c. To promote the development and use of greenways, which are contiguous tracts and corridors of recreation, forest or other open space land that protects sensitive natural and cultural resources including endangered species and particularly ground and surface.
 3. The Supreme Court has also stated that "the preservation of the character of a neighborhood and conservation of neighborhood values" can also be considered valid purpose of zoning. Promotion of a State policy has also been held as promoting the general welfare and can serve as a special reason.
 4. General Welfare as a Special Reason. If the applicant relies upon the promotion of general welfare as a special reason, the use must be considered inherently beneficial or is peculiarly suitable to the particular location for which the variance is sought. Typical inherently beneficial uses such as schools, hospitals and public housing have characteristics that are essential within a community and are generally institutional and noncommercial in nature. The applicant is required to prove that the use is peculiarly suitable to the proposed location.

NEGATIVE CRITERIA

In addition to proving special reasons, the applicant must offer "an enhanced quality of proof." The applicant must address to the satisfaction of the Zoning Board of Adjustment the following issues:

1. The applicant must prove that the proposed is not inconsistent with the intent and purpose of the Southampton Township's Master Plan and Zoning Ordinances.
2. The applicant must also prove that the proposed use will not present a substantial detriment to the public good. The applicant should provide potential impacts on surrounding properties in determining whether the character of the neighborhood will be substantially

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impacted. The Board should consider potential impacts to traffic, safety, aesthetic views, the environment, noise and property values.

BALANCING TEST

The responsibility of the Zoning Board of Adjustment is to determine whether the benefits outweigh the detriments. There is a four-step process to help the Board make this determination as provided below:

1. Identify the public interest at stake.
2. Identify the detrimental effects that would result from the granting of the variance.
3. Identify potential mitigating reasonable conditions that would reduce the anticipated detriments.
4. Weigh the public interest issues against the public detriments to determine if the granting of the variance would cause a substantial detriment to the public good.