

**EASTAMPTON TOWNSHIP
LAND USE PLANNING BOARD APPLICATION**

BLOCK: 58 LOT: 902

Application for: **DERK AND ASHLEY
DUBOIS**

Amendment to
Approved Plan _____

Appeal from
Zoning Official _____

Conditional Use _____

General
Development Plan _____

Interpretation of
Ordinance or Map _____

Site Plan Approval _____

Subdivision

Variance

Use 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: Use Variance

TYPE OF RELIEF SOUGHT: Approval for Use Variance for proposed improvement to the basement of the residential dwelling for the applicant's mother to include a new bedroom, closet, bathroom, kitchen, living area and washer/dryer storage area. The walk-out basement will have its own exterior door to the rear of the property.

SECTION OF THE TOWNSHIP CODE THE RELIEF IS SOUGHT:

Section 540- ___ Residential District permits single-family dwellings but does not expressly provide for a separate "in-law suite" for separate living space for the applicant's (Ashley DuBois) elderly widow mother

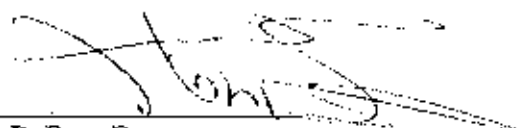
Section 275-25 (Variance procedure); The use variance will satisfy Section 275-15(B)(5) of the Township Code since:

- (a) the Applicant can show good and sufficient cause;
- (b) the failure to grant the variance would result in exceptional hardship to the applicant; and
- (c) the granting of the variance will not result in any increase flood height, nor threats to public safety, nor extraordinary public expense, nor create a nuisance, nor cause fraud or victimization of the public nor conflict with existing local laws or ordinances

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 -Capehart & Scathchard, P.A- attorneys for Applicants

By: 
Alan P. Fox, Esq.

Date: May 25, 2022

PLANNING APPLICATION GENERAL INFORMATION

A. Applicant Name: DERK AND ASHLEY DUBOIS

B. Address of Property.
24 Carriage Drive
Lot No 58 Block 902
Eastampton Township,

Contact for Applicant:

Alan P. Fox, Esquire – attorney for Applicant
Phone: 856-914-2056; email: Afox@capehart.com

Address of Property:

24 Carriage Drive
Lot No 58 Block 902

(I)Zoning District and Lot Size: R-M Residential Medium Density Zone (Section 540-18)

C. **Existing Use of Property:** Single –family Dwelling

D. **Proposed Use of Property:** The property is a permitted single family dwelling. Applicant proposed to renovation the existing empty walk-out basement to include an “in-law suite” for separate living space for the applicant’s (Ashley DuBois) elderly widow mother. The proposed renovation for the basement would include a new bedroom, bathroom, closet, kitchen, living area and washer/dryer storage area. See attached architectural plan.

E. **The Applicant is a:**

*Corporation_____ *Partnership_____ *LLC_____ **Individual XXX**
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.

F. **The Applicant is the:**

Owner XXX Contract Purchaser Tenant
Other (please specify)

G. **Name of Owner (if different than Applicant) N/A**

Address: _____

Telephone Number: _____

Email Address:

H. **Attorney:**

Alan P. Fox, Esquire-Capehart & Scatchard. P.A.
8000 Midlantic Drive, Suite 300 S, Mt Laurel, New Jersey 08054
Phone: 856-914-2056; fax: 856-235-2786
Email: Afox@capehart.com

I. **Engineer or Surveyor: N/A**

Address: _____

Telephone Number: _____ Fax Number: _____

Email Address:

J. Professional Planner: To be provided

Address: _____

Telephone Number: _____ Fax Number: _____

Email Address:

K. Has there been any prior appeal or approval involving the premises? No
If yes, state the date, Resolution number, character of appeal and disposition:

L. List plans and other materials accompanying this application:

Plan of Survey, dated 10/21/20 prepared by Robert L. Vallee, Professional Surveyor of Vallee Surveying, LLC for 24 Carriage Drive, Eastampton, NJ

Architectural drawing for proposed finish basement for 24 Carriage Drive, Eastampton, NJ
Dated 8/23/2021, (Pages A1- A2) prepared by Ronald D. Franke, Professional NJ licensed Architect, from Architectural Management, Inc.

Name of individual to be notified: Alan P. Fox, Esquire ;Phone: 856-924-2056;
email: Afox@capchart.com

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

Date: May 2022 Block: 58 Lot: 902

Property Address: 24 Carriage Drive, Eastampton, NJ

Size of Lot: 0.4 acres 15,528.3 sq. ft.

Property Zoning District: R-M Residential Medium Density District (section 540-18 of the Township code)

Homeowners Association Approval (if applicable): N/A

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

Property Owner(s): Derek and Ashley Du Bois

Telephone Number: Ashley DuBois: 732-895-3751

Email Address: ashley.dubois726@yahoo.com

Contractors Name: Ashley DuBois

Address: 24 Carriage Drive Eastampton, NJ 08060

Telephone Number: 732-895-3751

Email Address: Ashley.dubois726@yahoo.com

PROJECT DESCRIPTION

Applicant seeks a Use Variance for the permitted single family dwelling to permit the proposed improvement to the basement of the residential dwelling for the applicant's elderly mother (Nancy Braun) to include an "in-law suite" which will include a new bedroom, closet, bathroom, kitchen, living area and washer/dryer storage area. See attached architectural drawing for more detail. The walk-out basement will have its own exterior door to the rear of the property. Ms. Braun is a widowed and current resides with the Applicant. Her medical conditions makes it difficult and unsafe to climb steps. The Applicant desire for her mother to reside with her family and not live in an assisted living arrangement. The proposed renovated basement will give her mother independent living and make her living conditions safer.

The Township zoning officer rejected a zoning permit for the proposed renovation because to the proposed kitchen would make the basement appear to be a two-family dwelling. The Applicant agrees, stipulates and consents to including following conditions as part of granting the application for use variance:

- (1) The Applicant's property shall remain a single-family dwelling;
- (2) The renovated basement may be used and occupied by the Applicants' family member only;
- (3) the applicant's property shall not be deemed as a two-family dwelling and shall not be rented, or leased to any person(s), nor used as a bed and breakfast;
- (4) the conditions mentioned above shall run with land and be binding on any successors, assigns, beneficiary, executor and future owner of the property

Applicant/Owners: Derek and Ashley DuBois

Ashley DuBois: Ashley DuBois

Derek Du Bois:

Date: May 21, 2022

Telephone Number: Ashley DuBois: 732-895-3751

Email Address: ashley.dubois726@yahoo.com

ESCROW AGREEMENT

THIS AGREEMENT entered into this ____ day of _____, by and between

having its principal offices at _____,

(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 development including plans and other documents seeking review approval of its proposal with respect to Block _____ Lot _____; 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 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.

Applicant/Date

Municipal Clerk/Date

Ashley DeBois 5/6/12

EASTAMPTON TOWNSHIP

The following is to be submitted as part of the application:

DECKS, PATIOS, SHEDS (less than 200 square feet), GAZEBOS, AND DRIVEWAYS

- Application
- Application fee
- Survey showing existing conditions on-site and proposed improvements, including structures, sheds, patios, driveways, walkways, pools, water and sewer services or well/septic locations, etc. The dimensions and square footage for the improvements; the setbacks from the property and right-of-way lines; any easements; and the locations of downspouts and flow arrows for direction of runoff should be provided on the survey. (Survey must show spot elevations of existing and proposed conditions, unless built on-grade. On-grade patios must specify pitch away from structure.)
- A rendering or spec sheet of the proposed improvement.
- Photographs

RESIDENTIAL DWELLINGS, GARAGES, SHEDS (200 square feet or greater) AND/OR ADDITIONS

- Application
- Application fee
- Survey showing existing conditions on-site and proposed improvements, including structures, sheds, patios, driveways, walkways, pools, water and sewer services or well/septic locations, etc. The dimensions and square footage for the improvements; the setbacks from the property and right-of-way lines; and any easements should be provided on the survey.
- Grading Plan showing basement and finished floor elevations of the proposed and existing buildings. The plan should also indicate existing and proposed grades on the adjacent property, downspout locations, flow arrows and grading tie in to the adjacent properties.
- A rendering/floor plan of the proposed improvements.
- Photographs

Complete areas below as appropriate

- A. Area of lot: _____ Sq. Ft.
- B. Area of existing Primary Residence: _____ Sq. Ft.
- C. Area of existing Accessory Structures: _____ Sq. Ft.
(i.e. sheds, garages, etc.)
- D. Area to be constructed or improved: _____ Sq. Ft.
- E. Area of existing paved surfaces on lot: _____ Sq. Ft.
(i.e. area of paved driveway, walkway to home- excluding public sidewalk)
- F. Area of proposed paved surface: _____ Sq. Ft.
(e.g. new driveway, walkways, patios, etc.)

OFFICIAL USE ONLY

Principal Building Coverage: _____%
Accessory Building Coverage: _____%
Impervious Area Coverage: _____%
Floor Area Ratio: _____%

Zoning Approval/Denial Date: _____

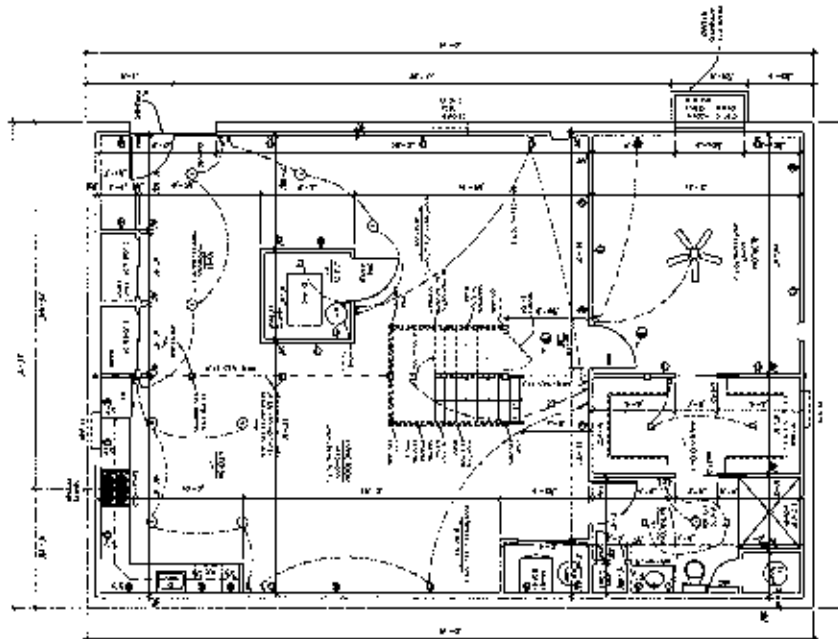
Application Reason for Denial: _____

Comments: _____

Zoning Official

Date

PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"



ELECTRICAL SYMBOLS LIST	
	120V Single Phase 15A Breaker
	20A Breaker
	30A Breaker
	40A Breaker
	60A Breaker
	100A Breaker
	200A Breaker
	400A Breaker
	800A Breaker
	1600A Breaker
	3200A Breaker
	6400A Breaker
	12800A Breaker
	25600A Breaker
	51200A Breaker
	102400A Breaker
	204800A Breaker
	409600A Breaker
	819200A Breaker
	1638400A Breaker
	3276800A Breaker
	6553600A Breaker
	13107200A Breaker
	26214400A Breaker
	52428800A Breaker
	104857600A Breaker
	209715200A Breaker
	419430400A Breaker
	838860800A Breaker
	1677721600A Breaker
	3355443200A Breaker
	6710886400A Breaker
	13421772800A Breaker
	26843545600A Breaker
	53687091200A Breaker
	107374182400A Breaker
	214748364800A Breaker
	429496729600A Breaker
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CERTIFICATE OF CORRECTION
 THE BOARD OF ARCHITECTURE HAS REVIEWED THE ARCHITECTURAL DRAWINGS FOR THE PROJECT AND HAS DETERMINED THAT THE DRAWINGS COMPLY WITH THE REQUIREMENTS OF THE ARCHITECTURAL ACT AND THE RULES AND REGULATIONS OF THE BOARD OF ARCHITECTURE.

PROJECT NO. 1001-00
 DATE OF CORRECTION 10/15/00

The drawings were prepared by the Architect and the Engineer, and the Board of Architecture has reviewed the drawings and has determined that they comply with the requirements of the Architectural Act and the Rules and Regulations of the Board of Architecture. The Board of Architecture has no objection to the issuance of a Certificate of Correction for the drawings.

NOTICE TO CONTRACTOR
 The drawings were prepared by the Architect and the Engineer, and the Board of Architecture has reviewed the drawings and has determined that they comply with the requirements of the Architectural Act and the Rules and Regulations of the Board of Architecture. The Board of Architecture has no objection to the issuance of a Certificate of Correction for the drawings.

NOTICE TO ARCHITECT
 The drawings were prepared by the Architect and the Engineer, and the Board of Architecture has reviewed the drawings and has determined that they comply with the requirements of the Architectural Act and the Rules and Regulations of the Board of Architecture. The Board of Architecture has no objection to the issuance of a Certificate of Correction for the drawings.

NOTICE TO ENGINEER
 The drawings were prepared by the Architect and the Engineer, and the Board of Architecture has reviewed the drawings and has determined that they comply with the requirements of the Architectural Act and the Rules and Regulations of the Board of Architecture. The Board of Architecture has no objection to the issuance of a Certificate of Correction for the drawings.

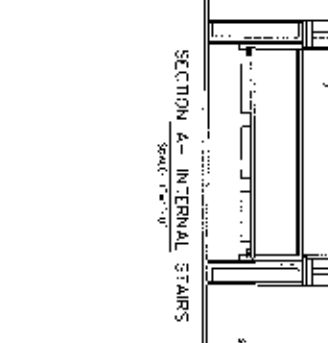
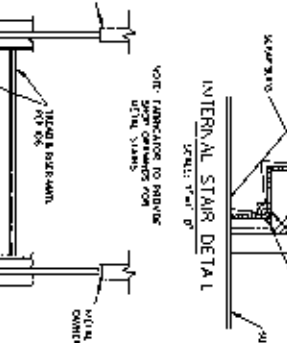
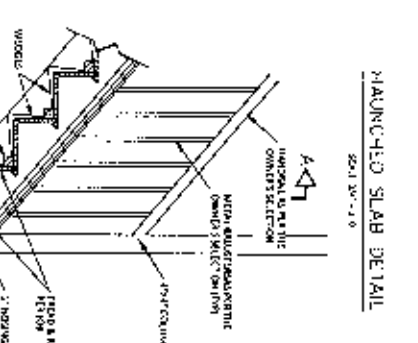
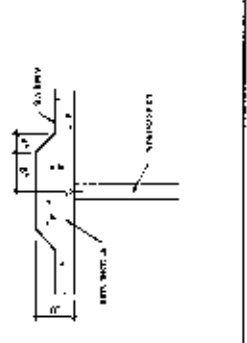
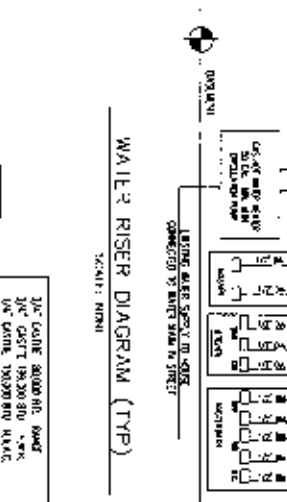
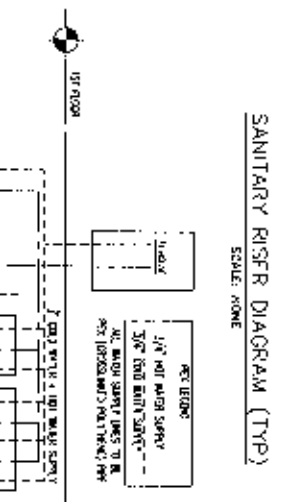
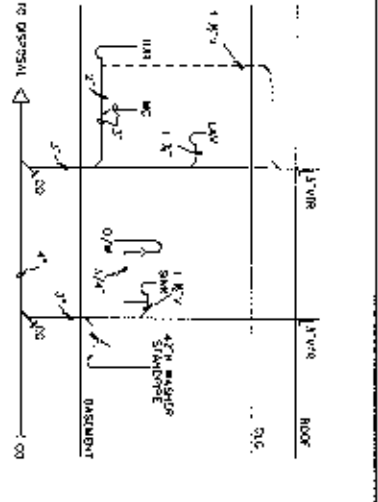
NOTICE TO OWNER
 The drawings were prepared by the Architect and the Engineer, and the Board of Architecture has reviewed the drawings and has determined that they comply with the requirements of the Architectural Act and the Rules and Regulations of the Board of Architecture. The Board of Architecture has no objection to the issuance of a Certificate of Correction for the drawings.

GENERAL NOTES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) HAZARDOUS LIQUID HANDLING HANDBOOK.

GENERAL NOTES
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) HAZARDOUS LIQUID HANDLING HANDBOOK.

GENERAL NOTES
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) HAZARDOUS LIQUID HANDLING HANDBOOK.

GENERAL NOTES
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) HAZARDOUS LIQUID HANDLING HANDBOOK.



ARCHITECTURAL MANAGEMENT, INC.
 1001-00
 10/15/00

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