TOWNSHIP OF EVESHAM
ORDINANCE NO. 39-12-2026

AN ORDINANCE OF THE TOWNSHIP OF EVESHAM CONSISTENT WITH THE RECOMMENDATIONS OF THE 2026 MASTER PLAN REEXAMINATION REPORT AMENDING CHAPTER 160 ATTACHMENT 25 "ZONING MAP" TO REZONE VARIOUS PROPERTIES

WHEREAS, on February 19, 2026 the Planning Board adopted the most recent Master Plan Reexamination Report and Master Plan amendment; and

WHEREAS, the 2/19/2026 Master Plan Reexamination Report contained various recommendations concerning zoning code amendments; and

WHEREAS, the Township Professional Planners and Administrative staff have recommended the Township begin to move forward with implementing the code amendments as recommended within the adopted 2/19/2026 Master Plan Reexamination Report (final document dated 2/28/2026); and

WHEREAS, since the adoption of the 2026 Master Plan Reexamination Report the Township has adopted resolutions 160-2026 and 335-2026 regarding a minor expansion to the "Marlton Village Rehabilitation Area" which is consistent with findings and recommendations of Planning Board resolution 2026-PB-19 and 2026 Master Plan Reexamination Report; and

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Evesham, County of Burlington, State of New Jersey, as follows:

SECTION I. Township Code Section 160-54 subsection C is repealed and replaced as follows:

> The boundaries of all districts are hereby established by reference to the Zoning Map prepared by Remington and Vernick Engineers and December 9, 2026 which map is hereby incorporated and adopted as part of this chapter and which map shall be known as the " Zoning Map of Evesham Township," as amended. 160 Attachment 25

SECTION II. 387 Evesboro-Medford Road. The 11.27 acre property, also known as Block 18, Lot 3, is a forested open space that contains frontage along North Elmwood and Evesboro-Medford Roads, as well as Ross Way. The property has been preserved as open space.

Block 18, Lot 3 rezone to INS Institutional.

SECTION III. Winding Brook Development. The development with access to Sharp Road from Meander Lane, Bluff Court, and Eddy Way is within the IP Industrial Park District. It was developed per the MDR Overlay standards.

Block 14.03, Lots 1 through 42; and Block 14.04, Lots 1 through 27 are to be rezoned LD Low Density with the MDR Moderate Density Overlay.

SECTION IV. Preamble Drive. Eight residential properties with frontage along Preamble Drive are split zone lots. These lots should be zoned MD Medium Density in their entirety like the remaining residentially developed lots in the development. However, the rear yards and portions of the dwellings are located within the LD Low Density District.

Block 11.37, Lots 15 through 22 are to be zoned MD Medium Density in their entirety.

SECTION V. 360 Route 73 South. The 3 acre property, also known as Block 4.01, Lot 26.02, contains a commercial pharmacy and is located within the C-1 Commercial-1 District and C-3 Commercial-3 District. The C-3 District should not be located along the Route 73 frontage. The entire lot should be rezoned to the C-1 District.

Block 4.01, Lot 26.02 is to be rezoned C-1.

SECTION VI. Devonforde Estates The tract has been developed according to the standards for the MD-1 Medium Density-1 District, and the MD-1 District to the south will be extended north to include the properties lining Aisling Way and Stamford Bridge Court in Block 15.19, lots 21 through 42.

Block 15.19, lots 21 through 42 are to be rezoned MD-1.

SECTION VII. Colts Run. The tract has been developed according to the standards for the MD Medium Density District however it is currently zoned LD Low Density District.

The following lots to be rezoned MD:

1. Colts Gait Road (Block 11.42, Lots 1 – 4; Lots 22 – 27; Lots 36 – 59; and Lot 69; and Block 11.43, Lots 1 – 24; Block 11.44, Lots 1 – 13; Lots 24 – 31; and Block 11.46, Lots 1 – 6).
2. Paddock Road (Block 11.42, Lots 70 – 91; Block 11.45, Lots 1 – 13; and Block 11.46, Lots 7 – 10).
3. Quarterhorse Court (Block 11.42, Lots 5 – 21)
4. Stallion Court (Block 11.42, Lots 28 – 35)
5. Galloping Court (Block 11.42, Lots 60 – 68)
6. Breeders Court (Block 11.44, Lots 14 – 23)
7. Barn Road (Block 11.42, Lots 92.01 – 92.02; and Block 11.46, Lot 11)
8. Harness Road (Block 11.42, Lot 93)

SECTION IIX. Hanover Road, Block 13.20, lot 40. The 15-acre property is primarily surrounded by residential dwellings fronting upon Greenbrook and Heather Drives. A large portion of the land is wetlands and accompanying wetlands buffers. Consistent with the surrounding residential development the Hanover Road frontage (approximately 400') of the property is to be rezoned to MD Medium Density residential.

Block 13.20, lot 40 section fronting Hanover Road rezoned to MD (approximately 400' of frontage by 120' in depth).

SECTION IX. Tri-Towne Redevelopment Area; Block 27.02, Lots 2.09 and 2.11 are to be rezoned to C1 Commercial 1.

SECTION X. The Historic District Overlay is to be removed from the following lots:

1. Cooper Avenue; Block 4.05, Lots 1, 1.01, and 1.02; and Block 4.09, Lots 17.01, 18.01, 21, and 22.
2. North Locust Avenue; Block 27.02, Lots 2.09 & 2.11.
3. Tri-Towne Redevelopment Area; Block 27.02, Lots 2.09 and 2.11.

SECTION XI. Marlton Village Rehabilitation Area Overlay expanded to include the following:

Block 4.18, Lots 1, 2, 2.01 & 3.

SECTION XII. Chapter 160-70A. for the Commercial-3 (C-3) is repealed and replaced as follows.

A. Purpose. To provide for retail and service establishments in the downtown area of historic Marlton, a core area within the Township. The structures must be appropriate for the compact nature of the area, and large-scale development, e.g., shopping centers, are not permitted. The Historic District Overlay covers a significant area of the C-3 Zone.

SECTION XIII. See attached Exhibit A1 Zone Map.

SECTION XIV. Repealer. All ordinances or parts of ordinances contrary to or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict or inconsistency.

SECTION XV. Severability**.** Each section, subsection, paragraph, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase. If any portion of this Ordinance, or its application to any person or circumstances, shall be adjudged or otherwise determined to be invalid, unconstitutional, preempted, void, or ineffective for any clause or reason, such determination shall not affect the remaining provisions of this Ordinance, and the application of such remaining provisions shall not be affected thereby and shall remain in full force and effect, and to this end, the provisions of this Ordinance are severable.

SECTION XVI. Effective Date. This Ordinance shall take effect immediately upon final passage and publication according to law.

NOTICE

Public notice is hereby given that the foregoing ordinance was introduced and passed on first reading at the Township Council meeting of the Township of Evesham held on November 10, 2026.

Further notice is given that said ordinance will be considered for final passage and adoption, after a public hearing thereon at a meeting of the Township Council to be held in the Court Room located at 984 Tuckerton Road, Marlton, New Jersey, on December 9, 2026 at 7:00 p.m. During the week prior to and up to and including the date of said meeting, copies of said ordinance will be made available at the Township Clerk's Office for members of the general public to request the same.

Rebecca Andrews, Township Clerk