

# 2026

## Master Plan Reexamination Report and Master Plan Amendment Township of Evesham, New Jersey

Planning Board  
Township of Evesham  
February 28, 2026

Hearing Date: February 19, 2026

taylor  
design  
group



# Evesham Township

NEW JERSEY

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Heather Cooper, Deputy Mayor  
Joseph Fisicaro, Jr., Councilman  
Dr. Krystal Hunter, Councilwoman  
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A handwritten signature in black ink that reads "Michelle M. Taylor." The signature is written in a cursive, flowing style.

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## I. Introduction

The purpose of a Master Plan Reexamination Report is to evaluate the policies of the existing Master Plan. As required by the statute, this report reviews the adopted Master Plan, Master Plan amendments, development regulations, and the Master Plan and development regulations consistency with the policies of county, regional agencies, and state government. The role of the Reexamination Report is to evaluate timely topics and trends, which have arisen since the previous Master Plan and subsequent Reexamination Reports. Part of the analysis includes addressing trends, such as population and housing, and issues, such as hazard mitigation, circulation, etc.

Master Plans affect quality of life issues for all communities such as, healthy environments, clean water, safe and reliable transportation and commerce, compatible land use, housing, adequate public facilities, open space, recreation, property values, and taxes. Master Plans provide community focus by outlining development goals and objectives for the community and identify suitable areas for all types of land uses, as well as open space, environmental, historic, and cultural resources; transportation and complete streets; and community facilities and utilities. Most of all, a Master Plan provides a vision for the community at a physical, economic, social, and cultural level, which transcends time, but is never static.

### A. Reexamination Report Contents

The Municipal Land Use Law at N.J.S.A. 40:55D-89 requires a periodic reexamination of the master plan and development regulations by the planning board. The planning board is charged with preparing and adopting by resolution a report which is required to address the following five topics.

*“a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.*

*“b. The extent to which such problems and objectives have been reduced or have increased, subsequent to such date.*

*“c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county, and municipal policy and objectives.*

*“d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies, and standards, or whether a new plan or regulations should be prepared.*

*“e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” P.L. 1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.*

*“f. The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts and, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.”*

## II. Master Plan Documents: Goals and Objectives

A Master Plan is a composite of one or more written or graphic policy proposals for the development of the municipality, guiding the use of land which protects the public health and safety and promotes the general welfare. For a general characterization of Master Plan contents, please see **Appendix A**. A Reexamination Report analyzes the adopted Master Plan and any amendments or elements, as well as the land use ordinances of the community.

### A. Prior Master Plan Elements, Studies, and Reexamination Reports

Evesham undertook planning efforts since the 1970s, consistent with the requirements of the Municipal Land Use Law; and responded to the Pinelands Comprehensive Management Plan in the 1980s. Evesham engages actively in a multitude of planning efforts that are in progress or planned, including a Climate Vulnerability Assessment and Circulation Element. The 1990 Master Plan focused upon articulating community character, environmental resources, land use, utilities (primarily sanitary sewer), and historic resources. The 2006 Master Plan, contained a Land Use Plan, which focused upon community character and land use trends; and Housing Element, which addressed affordable housing objectives.

### B. Overarching Goals and Vision of the Community

The overarching goals of the community, were characterized in the 2006 Master Plan, and include the following:

- Preserve and enhance the quality of life in Evesham Township.
- Promote orderly growth within the Township.
- Maintain a safe and attractive residential environment.
- Assess the need for future age restricted development in Evesham Township.
- Review the zoning on undeveloped land to determine if it is appropriately zoned.
- Provide a circulation system that is safe, efficient, environmentally sensitive, and respectful of the community’s character.
- Enhance and protect the Township’s natural and cultural resources.

The Evesham 2020 Vision Plan, developed in 2009, establishes a vision for the portion of the Township that is adjacent to the Evesham crossroads of Routes 70 and 73. The vision informs development at the crossroads as well as physical connections between the crossroads and the remainder of the Township. The vision is as follows:

*“Make Marlton Village a More Vibrant Destination: Marlton Village should become more vibrant with civic gathering places and an inviting mix of shops, restaurants, and services along a more pedestrian friendly streetscape.”*

*“Establish a Landmark at Evesham Crossroads: The intersection of Routes 70 & 73 is envisioned as a recognizable landmark in the region defined by signature development and civic art.”*

*“Retrofit & Transform Outdated Commercial Corridors: Retrofit and transform outdated or vacant commercial sites into mixed-use places with building framing pedestrian-oriented streets and public spaces.”*

*“Create the Evesham Crossroads Trail Network: The Evesham Crossroads Trail will link residential neighborhoods with a network of trails, sidewalks, and greenways that connect to parks, public spaces, and mixed-use places.”*

*“Enhance the Livability of Neighborhoods: The quality of life within each neighborhood should be protected with a plan to enhance parks, greenways, waterways, sidewalk and trail connectivity, street trees, traffic calming, and pedestrian safety.”*

### III. Evesham Planning Documents Review

#### A. Master Plan Elements

Since the 2006 Master Plan, several Master Plan Elements have been developed and either adopted or in the process of being adopted, specifically the following:

2018 Environmental Resources Inventory (ERI) goals and objectives are to identify and describe the natural resources within the community, such as watersheds, surface water, groundwater, vegetation, wetlands, uplands, animal habitats and communities, soils, and flood hazard areas. The ERI is intended to inform land use policy on the present and future preservation, conservation, and utilization of the identified resources; and draws the conclusion that these elements contribute to economic success and quality of life.

2021 Evesham Township Downtown Vision Plan seeks to provide a design context for downtown Marlton’s evolution into a diverse and vibrant community hub. The Vision Plan relies upon graphics to characterize buildings and public spaces; and recommends design guidelines for implementation.

The 2021 Stormwater Management Plan goals and objectives are as follows: reduce flood damage, minimize stormwater runoff, reduce soil erosion, ensure adequate culverts and bridges, maintain groundwater recharge, reduce/prevent nonpoint source pollution, maintain biology of stream channels, maintain adequate stream channel drainage, protect public safety through proper design and operation of stormwater basins. Further, these plans are intended to minimize pollutants, thereby restoring and/or protecting the chemical, physical, and biological integrity of waters; to protect the public health, safeguard aquatic species, protect ecological values; and enhance the domestic, recreational, and industrial uses of water.

The award winning 2023 Open Space and Recreation Plan outlines a lengthy action plan to fulfill the goals and objectives for open space within the Township. The action plan does not recommend any amendments to the land use plan, zoning ordinance, or site plan and subdivision ordinance.

Amended 2025 Housing Element and Fair Share Plan Fourth Round (2025-2035) satisfies Evesham's obligation to provide fair and affordable housing.

The 2026 Climate Change Related – Hazard Vulnerability Assessment is currently underway.

### B. 2021 Reexamination Report

The 2021 Reexamination Report recommends continuing to address the following problems, objectives, and changes; and most of the problems, objective and changes have been met, or are in the process of being met. Below find the items that have been accomplished marked with a check and open items with a bullet:

- ✓ Comply with the Pinelands Comprehensive Management Plan (CMP) studies to implement forest area zoning in portions of the Township. The Forest Area Zoning was expanded successfully.
- ✓ Amend zoning ordinances to reduce residential nonconformity in previously developed areas of the Pinelands. The Kings Grant and Barton Run developments were made conforming, based upon zoning ordinances in effect prior to the Pinelands CMP.
- ✓ Implement the uses, scale, and character vision articulated by the Vision 2020 Plan (2009), through zone changes and the Local Housing and Redevelopment Law.
- ✓ Adopt the Stormwater Control Ordinance pursuant to the 2021 Stormwater Management Plan Element.
- 2021 Downtown Vision Plan suggested ordinances should be reviewed, evaluated, and implemented.
- ✓ Prepare an Open Space and Recreation Plan (completed in 2023).
- ✓ Prepare cannabis ordinances and permit within the Evesham Crossroads Overlay (EVCO) District and the Industrial Park (IP) District.
- ✓ Comply with affordable housing laws and policies and support a variety of housing types, which has been addressed pursuant to the 2025 Housing Plan Element and Fair Share Plan.
- ✓ Historic, archaeological and cultural resources ordinances and maps. The maps and associated documents have been updated.

## IV. Changes in Assumptions, Policies, and Objectives

The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, regarding the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials. Changes or amendments to State, regional agency, county, and municipal policy and objectives are also evaluated.

### A. Density and Distribution of Population

Population, Age, Gender, Race/ Ethnicity

In accordance with the 2023 American Community Survey, the total population of Evesham Township is 47,612. The 2020 census indicates the population was 46,826. The prior 2010 census reported a population of 45,538. These reported populations indicate a gradual population growth of 2.83% over the last decade and a more sudden yet steady growth of 4.55% in the last 13 years, with an estimated growth of 1.68% in that last 3 years.

When compared to Burlington County, the population growth of Evesham exceeds the growth historically seen in the township but has subsided to nearly match the current population growth trends of the county in the last 20 years.

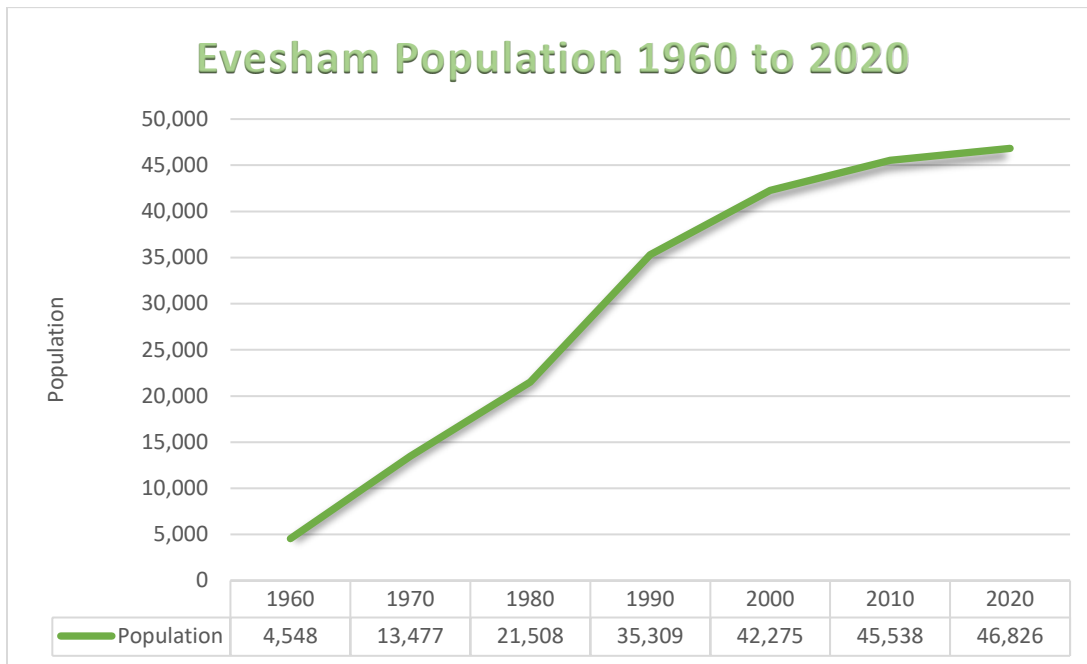
The Evesham population figures largest gain was between 1960 and 1970. While the rate of growth has become more moderated, in recent decades, it has never been in decline. The current estimates do not anticipate any decline. The population of Evesham is compared to the population of Burlington County, including the percent change by year between 1960 and 2020 on the table and chart following:

**Table 1 : Evesham & Burlington County Population Change, 1960 to 2020**

Population				
Year	Evesham	% Change	Burlington County	% Change
1960	4,548		224,499	
1970	13,477	196.3%	323,132	43.9%
1980	21,508	59.6%	362,542	12.2%
1990	35,309	64.2%	395,066	9.0%
2000	42,275	19.7%	423,339	7.2%
2010	45,538	7.7%	448,734	6.0%
2020	46,826	2.8%	461,860	2.9%

Sources: [census.gov/quickfacts](https://www.census.gov/quickfacts)

**Chart 1: Evesham Population Change 1960 to 2020**



The median age in Evesham is 41.2 years old, which is similar to Burlington County as a whole at 41.8 years of age. The age cohort comparison between Evesham and Burlington County highlights a nearly identical distribution of percentages of the total population for each cohort age group. The age cohorts of Evesham are compared to the age cohorts of Burlington County, including the percent change on the table following:

**Table 2 - Age Cohort Comparison Evesham to Burlington County**

Age				
Cohort	Evesham	% of Population	Burlington County	% of Population
0 to 9	5,039	10.6%	49,804	10.6%
10 to 19	5,972	12.5%	55,101	11.7%
20 to 34	8,304	17.4%	86,095	18.4%
35 to 44	6,364	13.4%	62,669	13.4%
45 to 54	6,207	13.0%	59,973	12.8%
55 to 64	6,771	14.2%	67,276	14.3%
65 to 74	4,725	9.9%	51,105	10.9%
75 to 84	2,964	6.2%	28,888	6.2%
85+	1,266	2.7%	8,256	1.8%
Total	47,612	100%	469,167	100.0%

Source: American Community Survey (ACS) 2023 5-year

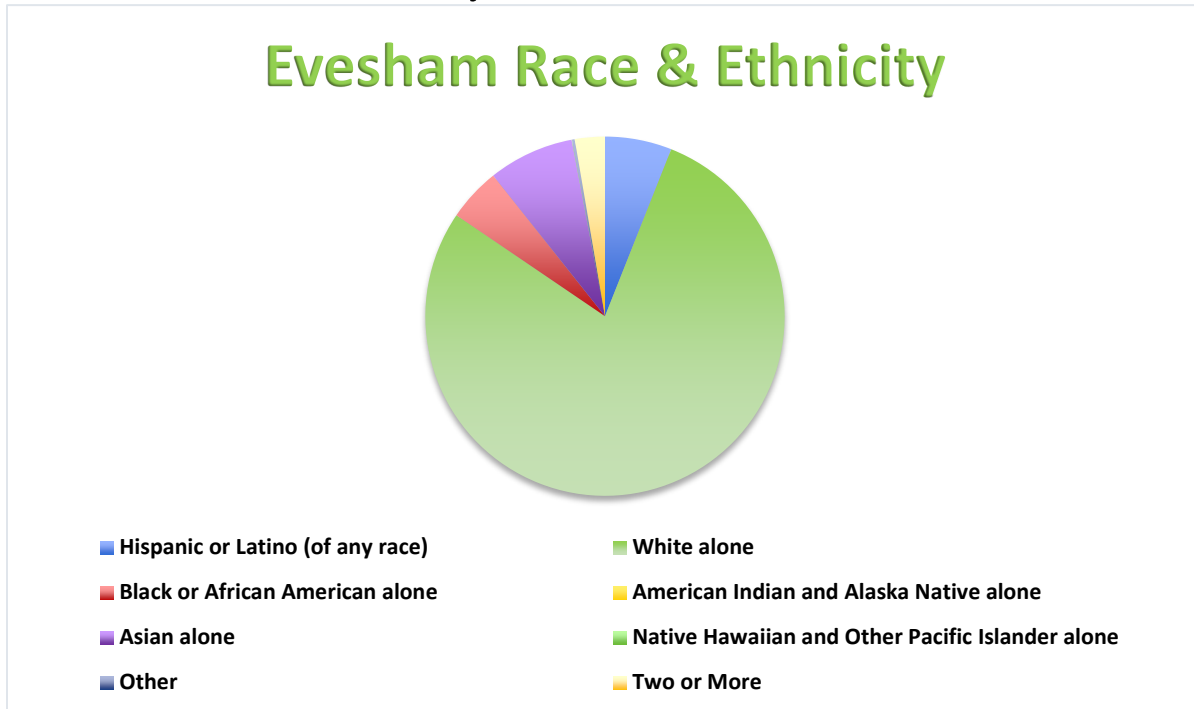
In Evesham, the gender split is approximately 52% women to 48% men. Race and ethnicity in Evesham is fairly reflective of the composition of Burlington County. There are approximately 17% more white alone and approximately 12% less African American alone within the Township of Evesham.

**Table 3 - Race & Ethnicity Comparison Evesham to Burlington County**

Race & Ethnicity				
	Evesham	% of Population	Burlington County	% of Population
White alone	37,368	78.48%	289,446	61.69%
Black or African American alone	2,291	4.81%	76,128	16.23%
Hispanic or Latino	2,864	6.02%	46,865	9.99%
American Indian & Alaska Native	0	0.00%	116	0.02%
Asian alone	3,670	7.71%	27,366	5.83%
Native Hawaiian / Pacific Islander	15	0.03%	93	0.02%
Other	117	0.25%	3,247	0.69%
Two or More	1,287	2.70%	25,906	5.52%
Total	47,612	100%	469,167	100%

Source: American Community Survey (ACS) 2023 5-year

**Chart 2: Evesham Race & Ethnicity**



Educational Attainment, Employment, Commute, and Income

The educational attainment of Evesham population is almost consistent with that of Burlington County, except for slightly larger percentages of high school through post graduate school graduates. Evesham has lower percentages of the population that have not attained any degree when compared to Burlington County. Where 5.1% of the County has not attained a degree, only 2.2% of the Evesham population has not.

**Table 4 - Educational Attainment Comparison Evesham to Burlington County**

Educational Attainment				
	Evesham	% of Population	Burlington County	% of Population
No degree	760	2.22%	17,281	5.11%
High school graduate	7,313	21.41%	87,282	25.81%
Some college	5,622	16.46%	62,260	18.41%
Associate's degree	2,442	7.15%	27,943	8.26%
Bachelor's degree	12,057	35.29%	88,455	26.16%
Post Graduate	5,970	17.47%	54,895	16.24%

Source: American Community Survey (ACS) 2023 5-year Note: This is inconsistent with the totals above because it only represents those above the age of 18.

In Burlington County 83.0% of the population is in the civilian labor force, while a slightly higher percentage of Evesham population (86.4%) are in the civilian labor force. The median household income in Evesham is \$116,745; and in Burlington County it is slightly lower at \$102,532. Persons experiencing poverty are 3.6% in Evesham and slightly higher at 6.8% in Burlington County.

Commuting times are also less in Evesham (27.6 minutes) than Burlington County (29.5 minutes).

Housing

The average household size in Evesham is 2.5 persons per household and in Burlington County the average is 2.6 persons. The number of housing units in Evesham is estimated to be 20,090 units with 96% of them occupied. In comparison Burlington County has 186,753 units with 96% of them occupied. There is a 5% difference between the percentages of units which are owned between Evesham (72%) and Burlington County (77%). The median value of the owner-occupied units is also approximately 10% higher in Evesham (\$368,100) than the County (\$326,700).

Source: US Census.gov quickfacts

## B. Distribution of Land Use

Existing land use information is vital to the planning process to identify opportunities for growth, development, and preservation; and alternatively identify concerning trends that impact the health and safety of the population. The development in Evesham between 2010 and 2015 resulted in more residential units and slightly more recreational lands, reductions in agriculture and wooded lands. The Delaware Valley Regional Planning Commission prepares analysis using digital orthophotography to interpret the actual land use in the region. The land uses are as dependable as possible with caveats, including but not limited to conversions from one type of use to another and the use of buildings as flexible space. 25% of the land is attributed to transportation to account for local roadways in areas outside of Philadelphia, including Evesham.

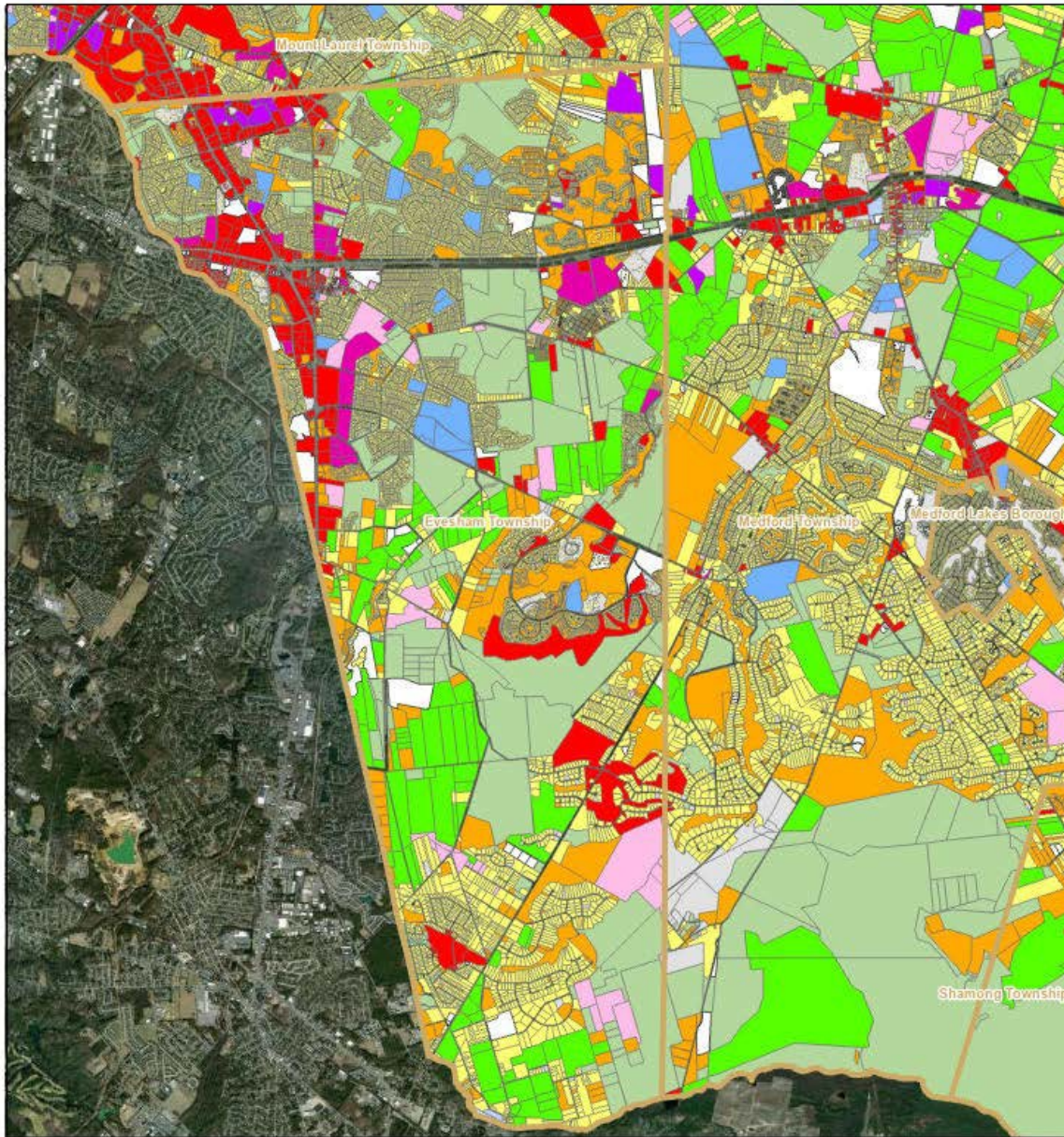
Table 5 – Evesham Township Land Use Acres and Percent of Total Acreage

Land Use	2015 Acres	2015 Percent
Single Family Residential	3,494	18.46%
Multi-Family Residential	579	3.06%
Industrial	0	0.00%
Transportation	2,039	10.77%
Utility	130	0.69%
Commercial	689	3.64%
Community Services	144	0.76%
Military	0	0.00%
Recreation	831	4.39%
Agriculture	1,254	6.62%
Mining	0	0.00%
Wooded	8,628	45.58%
Vacant	856	4.52%
Water	288	1.52%
<b>Total</b>	<b>18,931</b>	<b>100%</b>

*Analytical Data Report, DVRPC, Land Use by Municipality, 2015.*

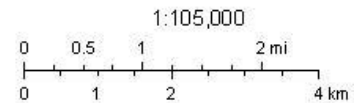
The existing land use mapping following page is provided courtesy of Burlington County Department of Information Technology and illustrates the land uses in Evesham Township.

### ArcGIS Web Map



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- |                                       |                                      |
|---------------------------------------|--------------------------------------|
| Municipal Boundaries (1:53,600 scale) | Apartment (4C)                       |
| <b>Parcels by Property Class</b>      | Public School Property (15A)         |
| Unknown                               | Other School Property (15B)          |
| Vacant Land (1)                       | Public Property (15C)                |
| Residential (2)                       | Church and Charitable Property (15D) |
| Farm (3A or 3B)                       | Cemeteries and Graveyards (15E)      |
| Commercial (4A)                       | Other Exempt (15F)                   |
| Industrial (4B)                       |                                      |



Earthstar Geographics

### C. New Jersey Pinelands Commission Comprehensive Management Plan

The New Jersey Pinelands Commission (Commission) is a regional planning and land management organization with the stated mission to “*preserve, protect, and enhance the natural and cultural resources of the Pinelands National Reserve, and to encourage compatible economic and other human activities consistent with that purpose*”. The Commission is responsible for development of the Comprehensive Management Plan (CMP) that guides land use, development, and natural resource protection for the almost 1 million acre Pinelands Area. The Commission is also responsible for evaluating development applications and construction; and reviewing and certifying county and municipal master plans within the Pinelands.

Occasionally, the Pinelands amends the CMP and the rulemaking process, which is similar to the New Jersey State Plan Map, which may result in amendments to municipal land use planning. Planning at all levels is a dynamic process that changes to accommodate conventional development and identified high value natural resources.

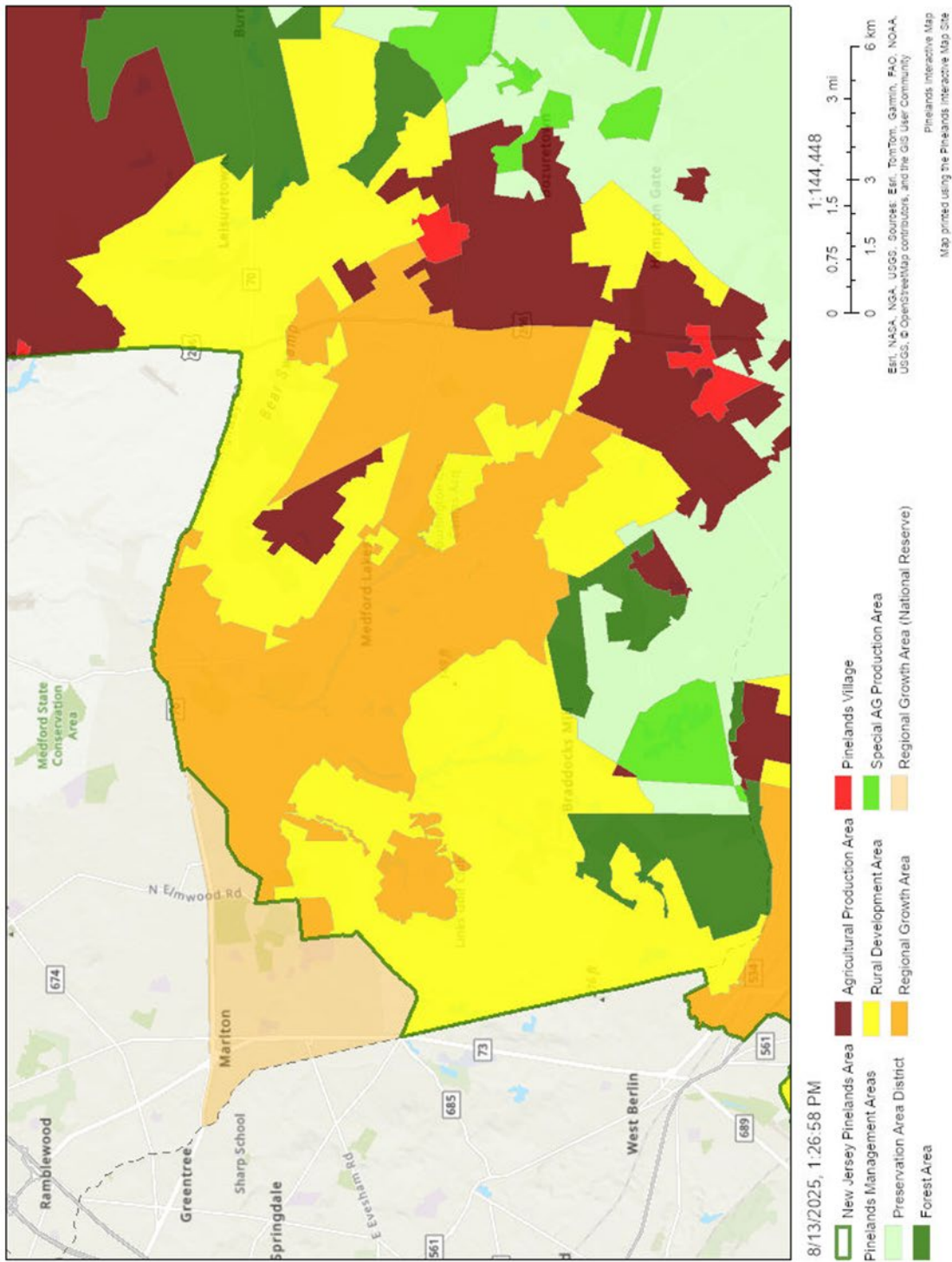
The 2006, Pinelands Sub-Regional Plan (Pinelands Sub-Plan) was developed by Evesham Township, Medford Township, the New Jersey Department of Environmental Protection, and the Commission. In 2008 an Ecological Integrity Assessment (EIA) was undertaken, which evaluated the ecological status of the entire ecosystem within the Pinelands Area. The purpose was to determine ecological integrity, measuring the parameters of landscape, aquatic, and wetlands drainage integrity. The EIA was analyzed against the Pinelands management area boundaries by the Commission in 2009, which determined that there were 11 areas of regional significance. These areas are deemed worthy of protection due to high ecological integrity and recommended to be redesignated from growth to conservation management areas, such as Pinelands Forest Area.

The studies confirmed that the largely undisturbed Black Run watershed is a priority to redesignate from Pinelands Rural Development Area to Pinelands Forest Area. The identified area contains approximately 2,440 acres and is located in proximity to existing Pinelands Forest Areas in Evesham Township. The majority of the lands within the identified area are composed of wetlands and required wetlands buffer areas, creating obstacles for new development. Based upon a build out analysis provided by the Commission, the Forest Area change reduces the housing yield from 249 to 38 residential units.

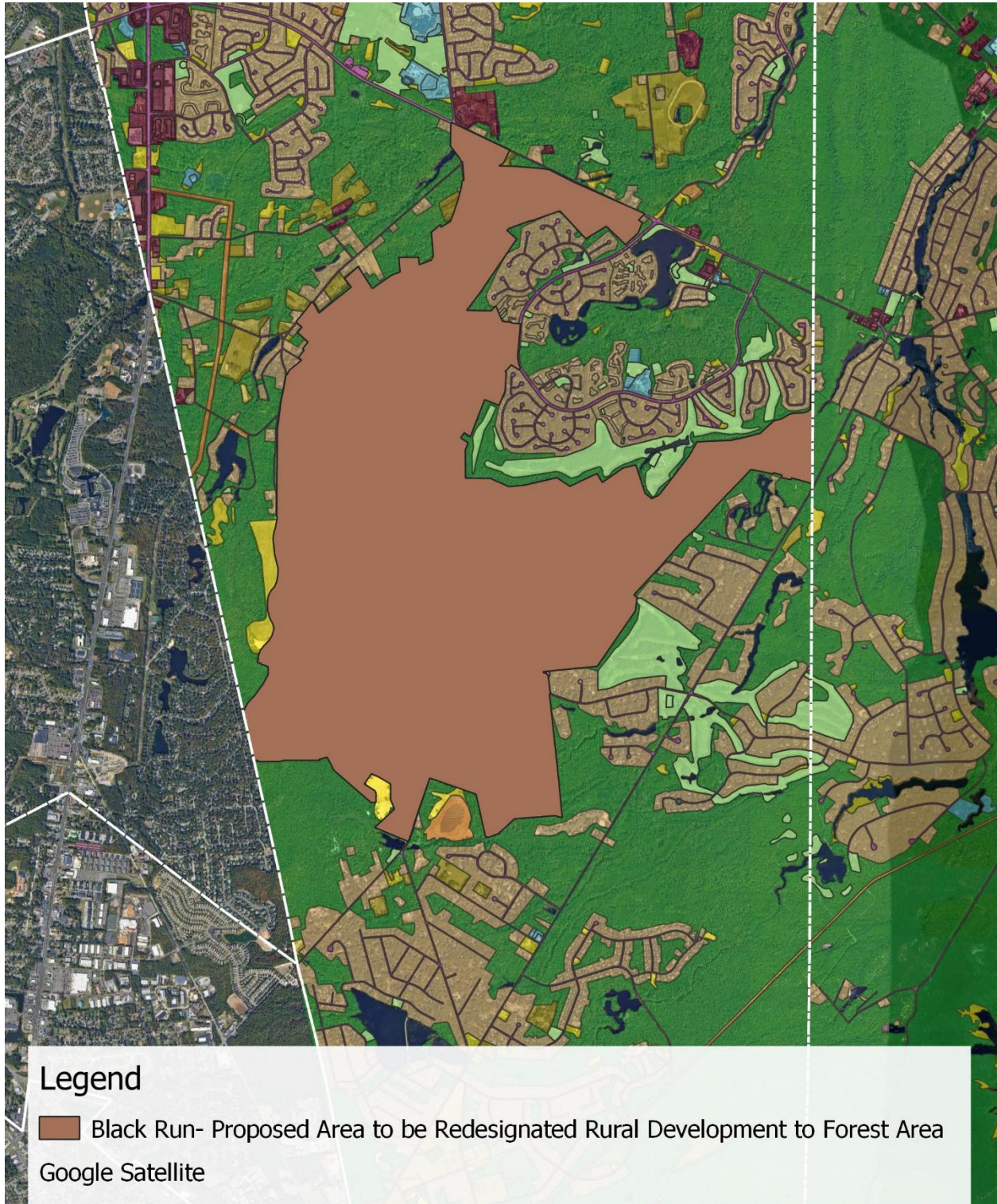
Evesham’s response to the CMP amendment is to amend the zoning ordinance and map to comply with the recommendations. The proposed zoning ordinance will create a new forest area district, “*Forest Agriculture 1/25* Pinelands Area. The FA 1/25 performance regulations are modified to permit a maximum density of one (1) unit per 15.8 acres of privately owned vacant upland; and require clustering on one-acre lots with private septic systems. It should be clear that the base density is 1 unit per 25 acres, which is different than the existing 1 unit per 20 acres in the FA and the 1 unit per 12 acres in the FW. This is a reduction from the current permitted maximum density of one (1) unit per 3.2 acres, per the Regional Growth Area. Similar to the other Forest Area Districts, existing single family detached dwellings and other identified uses would be addressed and permitted without creating nonconformity. See **Appendix B** for proposed amendments, map change, and property listing.

Current Pinelands CMP Map

Pinelands Area Map



Proposed Forest Area Map: Black Run in Evesham Township



Sources: New Jersey Pinelands Commission, Burlington County, Google Satellite

## D. State of New Jersey

### State Development and Redevelopment Plan

The Office of Planning Advocacy has prepared consistent with the New Jersey State Planning Act, N.J.S.A. 52:18A-196 et. seq., (Act) Impact Assessment of the 2024 Preliminary Draft of the New Jersey State Development and Redevelopment Plan. The Act also requires the State Planning Commission, to prepare an Infrastructure Needs Assessment (2024-2030), which was completed. Both were made available before adoption of the 2025 New Jersey State Development and Redevelopment Plan, which was adopted by NJ Resolution No. 2025-19 on December 17, 2025.

The Impact Assessment analyzed the 2024 Preliminary Draft of New Jersey State Plan's vision and policy against the following parameters:

- A quantitative land use analysis of growth in smart growth planning areas, centers, redevelopment and renewal, compact development, supported by infrastructure, low environmental impact, climate resilience, open space and natural resource protection; and
- A qualitative assessment through the perspective of academic evidence, of the economy, land use and environment, climate and resilience, equity, infrastructure, and health.

The primary takeaways from the Impact Assessment are that there are State Plan aligned and adverse indicators. For example, when growth occurs in Smart Growth Planning Areas PA1 to PA3 (63% since 1992) , there is capacity and infrastructure that supports development; alternatively, when growth occurs in PA4 to PA5 (37% since 1992), compact and infrastructure supported growth is undermined.

A basic policy of the State Planning Commission is to achieve the public interest goals, including the benefits and burdens of implementing the State Plan, while protecting and maintaining the equity of all citizens, through equitable impact distribution. Identified impacts of the State Plan include resource allocation, investment in open space, tax burden, disinvestment, regulatory constraints, population distribution, land development, growth, utility distribution, and preservation.

The Township of Evesham Master Plan is consistent with the goals of the 2025 New Jersey State Plan as outlined below.

- Promote Economic Growth that benefits all Residents of New Jersey.
- Provide an Adequate Supply of Housing for Residents of All Ages and Incomes in Communities of Their Choosing That Meet Their Needs and Offer Ready Access to the Full Range of Supportive Goods and Services.
- Economic Opportunity Through nation-leading Infrastructure.
- Revitalize and Recenter the State's Underutilized Developed Areas.
- Effectively Address the Adverse Impacts of Global Climate Change.
- Protect, Maintain, and Restore the State's Natural Water Resources and Ecosystems.
- Protect the Environment; Prevent and Clean Up Pollution.
- Protect, Enhance, and Improve Access to Areas with Exceptional Archaeological, Historic, Cultural, Scenic, Open Space, and Recreational Value.

- Implement Equitable Planning Practices to Promote Thriving Communities for all New Jerseyans.
- Foster Sound and Integrated Planning and Implementation at all Levels Statewide.

Evesham is a full service community with a variety of housing, employment, recreation, and open space that benefits the quality of life for residents. Where practical and possible, Evesham offers redevelopment opportunities for a variety of uses in areas where land uses are obsolete. Further, Evesham satisfies its need for affordable housing, while balancing the need to protect and preserve open space and water resources. There are challenges that all municipalities face, including but not limited to public works, climate, transportation, wastewater treatment, water supply, education, waste management, healthcare, and public safety.

Evesham Township is located within several Planning Areas (PA) including the Metropolitan PA in the area closest to Camden County and bounded by Suburban PA to the east, and Fringe PA to the north. The areas outside of the State Planning Areas are governed by the Pinelands Comprehensive Management Plan.

The State Plan's statewide policies are applied to the built and natural areas of the state through five Planning Areas, as characterized below:

**PA 1 - Metropolitan PA** – This area is planned for redevelopment and revitalization of existing cities, towns, and places. The state plan encourages compact development and sprawl reduction in this area.

**PA 2 - Suburban PA** – This area is planned for future growth and development utilizing compact forms, protecting community character, and reversing further sprawl.

**PA 3 - Fringe PA** – This area is planned for future growth in centers, protecting natural resources, confining sewer and water service areas, and providing a buffer between more developed areas and the following areas.

**PA 4 - Rural PA** - This area is planned to maintain agricultural and open space resources including forested areas.

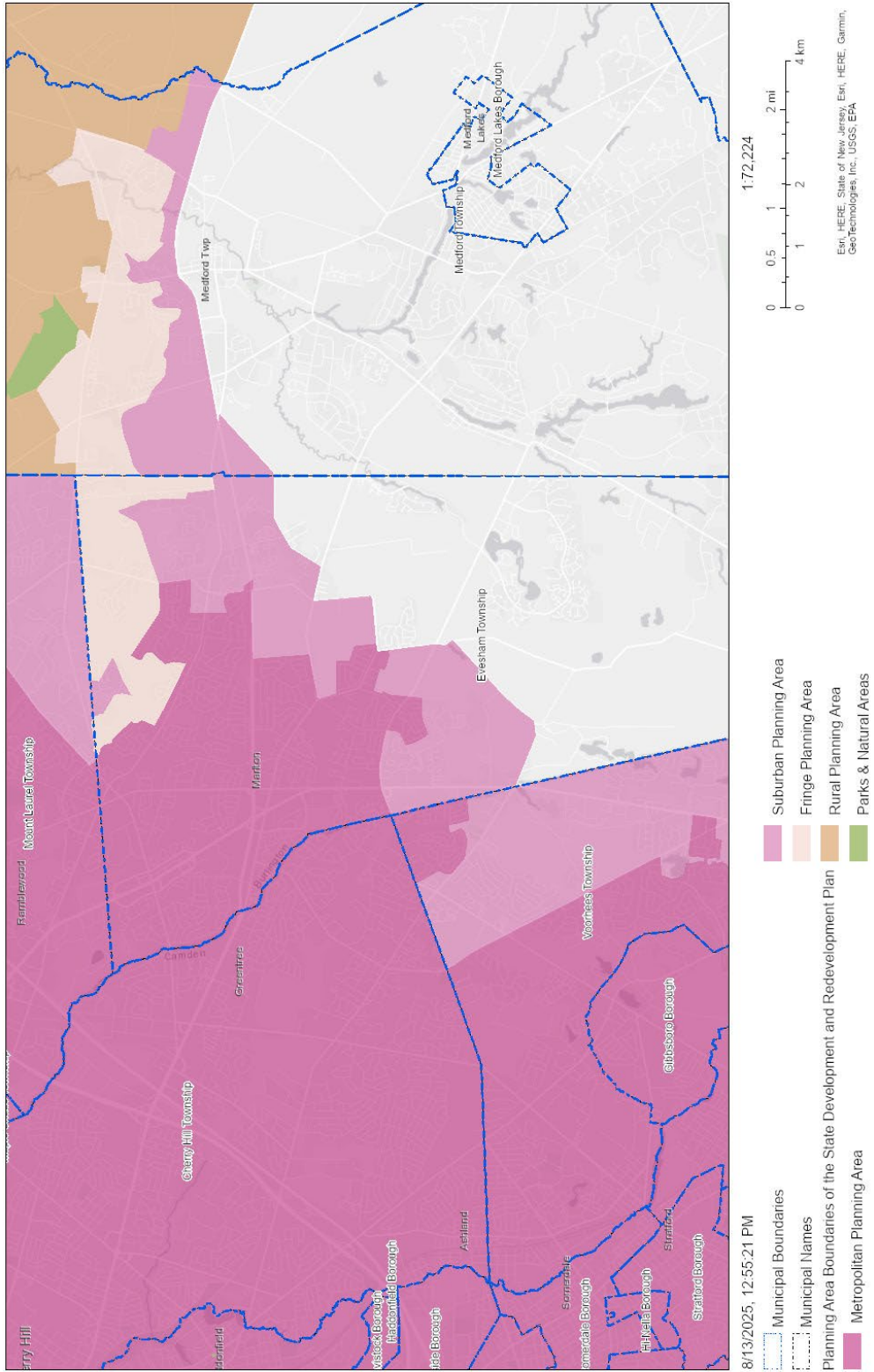
**PA-5 - Environmentally Sensitive PA** – This area is planned to protect identified environmental resources to protect water quality and maintain large contiguous natural resources.

What would be categorized as the Rural and Environmentally Sensitive PA, are located in the area of the Pinelands. During the 2024-25 Cross Acceptance Process, Evesham petitioned three planning area changes from Fringe PA to Suburban PA in the northern portion of the Township where developments were approved for housing or were split by planning areas. Burlington County accepted the proposed amendments and the State Planning Commission has accepted the amendments upon the adoption of a new final State Plan.

A portion of the State Plan map illustrating the part of Evesham outside the Pineland Area is found on the following page.

Current State Plan Map

ArcGIS Web Map



State of New Jersey, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | NJ Office of Legislative Services (NJ OLS)  
Web AppBuilder for ArcGIS  
Esri, HERE, State of New Jersey, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

## **Housing Element and Fair Share Plan - Affordable Housing Third and Fourth Rounds**

The Township Housing Element and Fair Share Plan, complies with Evesham's housing obligations for the period from 2025 to 2035. The Plan addressed the rehabilitation share, prior rounds obligations, and prospective fourth round obligation.

### *Prior Rounds Obligation (First and Second Rounds)*

The cumulative prior round obligation was satisfied with 534 credits (424 units), including 199 credits through regional contribution agreements, 80 age-restricted credits, 110 rental bonus credits, and other mechanisms. The majority of units (129) provided within the Township were for family and senior rental at Woodview/ Whitebridge Farm, Inglis House Gardens, and Elmwood House. For the low/moderate income split, 128 low income units are credited for the first round, not including the 39 units of special needs/group home housing.

### *Third Round Obligation (Prospective Need 1999-2025)*

The Third Round Obligation of 680 credits (510 units) is mostly satisfied via a variety of mechanisms, such as but not limited to 132 age-restricted credits; 289 family credits; 22 market to affordable program credits, and 80 supportive and special needs housing credits. With the exception of 22 units/ credits, all of the projects have been completed. 20 senior rental units were carried over from the prior rounds and controls were extended for 8 family units.

### *Fourth Round Obligation (Prospective Need 2025-2035)*

The Fourth Round Obligation is proposed to be met by the Township, which may include up 111 rehabilitation units and prospective obligation of 220 affordable housing units, adjusted to a Realistic Development Potential (RDP) of 133 units.

## **Statewide Transfer of Development Rights Act**

In order to participate in transfer of development rights, a planning board must adopt a Transfer Plan and Utility Elements; the governing body must develop a capital improvement plan and a real estate market analysis; and the State Planning Commission must endorse the Master Plan. This opportunity is not able to be reasonably implemented in Evesham due to the existing development patterns, poor agricultural soil quality, and environmentally restricted lands, particularly wetlands and stream corridors.

## **Master Plan Sustainability Element**

In 2008, the Municipal Land Use Law was amended to include a green buildings and environmental sustainability element. These elements are required to express the following:

- Provide for, encourage, and promote the efficient use of natural resources and the installation and usage of renewable energy systems.
- Consider, encourage, and promote the development of public electric vehicle charging infrastructure in locations appropriate for their development, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops.
- Consider the impact of buildings on the local, regional, and global environment.
- Allow ecosystems to function naturally.
- Conserve and reuse water.

- Treat storm water on-site.
- Optimize climatic conditions through site orientation and design.

### **Time of Application Law**

Municipal development regulations are in effect at the date of submission and determination of a complete application govern review of said application.

### **Legal Notices**

The MLUL previously required notice for certain land use actions, including certified mail and newspaper publication. Effective March 1, 2026, the notice process will change to include online publication on official government websites; centralized state portal with hyperlinks to legal notice pages of all public entities; one week post archiving requirement; and optional legal notices in eligible online news publications (comply with specific criteria). Evesham is in the process of transitioning to these standards.

### **Water Quality Management Planning**

The NJDEP Water Quality Management Planning Program (WQMPP) advances water quality through the coordination of planning and permitting, including technical support to counties undertaking Wastewater Management Plans (WMP), planning and implementation processes, and interagency and intergovernmental coordination. Evesham is part of the Tri-County Wastewater Planning Area, which includes Burlington, Camden, and Gloucester Counties. There are a series of documents from Burlington County, including the Burlington County DRAFT Wastewater Management Plan of 2018, map corrections for Evesham encompassing various properties both within and outside the Pinelands Area. The 2018 Plan incorporates or replaces part or all of previously approved WMPs. Evesham build-out is projected to exceed septic capacity within the LD Districts.

### **NJDEP Stormwater Management Requirements**

The New Jersey Pollutant Discharge Elimination System addresses the concentration of pollutants that may be discharged into ground or surface waters through Treatment Works Approvals and wastewater financing programs. Regulated facilities include private discharges as well as municipal or utility wastewater treatment discharges.

As required by the Stormwater Management Rules, the Township prepared a Stormwater Management Plan, dated March 25, 2005, and revised to February 1, 2021. These rules seek to reduce flood damage, minimize increases to stormwater runoff, reduce soil erosion, assure culverts and bridges are functional, maintain groundwater recharge, prevent increases to nonpoint source pollution, maintain stream channel integrity, and protect public safety through basin design and maintenance. In 2020, NJDEP amended these same rules to require green infrastructure, which use or simulate natural water cycles to capture, filter, absorb, and reuse stormwater throughout a site, enhancing water quality. In 2023 amendments were made to the Stormwater Management quantity and quality standards, and ground water recharge methods. The Township has adopted the rules and amended Stormwater Management at Chapters 62, 139, and 160 in 2021, 2023, and 2024, so the ordinances are current. The Stormwater Pollution Prevention Plan dated May 20, 2025 is current.

### **Wireless Telecommunications Facilities**

The Municipal Land Use Law was amended at N.J.S.A. 40:55D-46.2 regarding collocated telecommunications equipment, exempting same from site plan review if certain conditions are met. These include locating on a previously approved structure, which cannot be increased in height by more than 10 percent, in width, or increasing the existing equipment compound by more than 2,500 SF; and complying with all conditions of the prior approval and not requiring variance relief. The Township addresses telecommunications facilities in Chapter 160 Zoning Ordinance.

### **Renewable Energy**

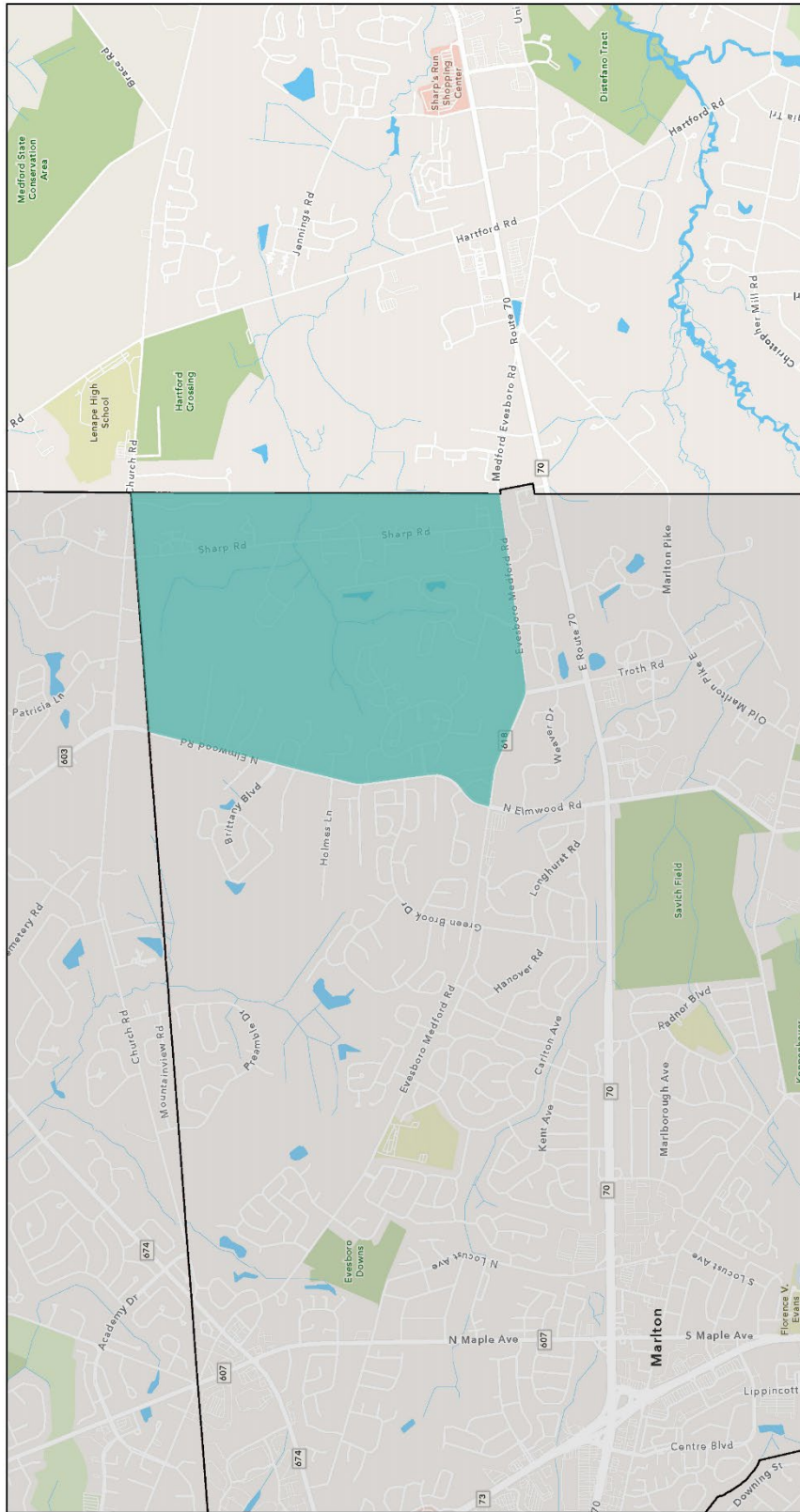
The Municipal Land Use Law was amended in 2009 at N.J.S.A. 40:55D-66.11 permitting renewable energy facilities, including wind and solar, on sites or tracts comprising 20 or more contiguous acres, owned by the same entity. There are also amendments at N.J.S.A. 40:55D-66.12-15 which limit municipal control over small wind energy systems, provide technical assistance, require compliance with Federal Aviation Administration regulations, and abandonment. Further, the MLUL requires that solar facilities be permitted on the site of any landfill or closed resource extraction operation; and wind facilities are similarly permitted outside of the Pinelands area. It should also be noted that solar panels are not considered impervious surface. The municipal regulations are compliant.

The Township Council has endorsed community solar projects in Evesham, which provides local solar project information on the municipal website . The US Department of Energy defines community solar as any solar project or repurchasing program within a geographic area in which the benefits flow to multiple customers, such as individuals, business, nonprofits, etc. Community solar projects are organized so that once a solar array is constructed, individuals can subscribe to the service. The specifics of the subscription are outlined in a subscription agreement, for a section or sections of an array. Electricity is produced by the panels, and subscribers receive a proportional value in dollars to the generated value. This is typically applied directly to the subscriber's personal utility bill, as a credit.

### **Environmental Justice Legislation -2020**

The law requires NJDEP to evaluate existing environmental and public health stressors in overburdened communities, which is defined as 35% of households qualify as low-income, 40% are minorities or members of a tribal community, and at least 40% of households have limited English proficiency. Evesham Township contains one overburdened community which is subject to the criteria for minority and low income and mapped by the NJDEP. A portion of the Environmental Justice Mapping, Assessment, and Protection Tool (EJMAP) courtesy of NJDEP and ARCGIS illustrates that the northeast corner of Evesham is considered an Overburdened Community on the following page.

ArcGIS Web Map



8/13/2025, 1:13:20 PM

Overburdened Communities and Adjacent Block Groups (Effective as of 01-31-25)

OBC

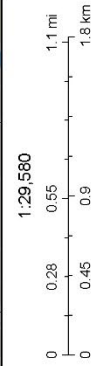
Municipalities with Overburdened Communities under the New Jersey Environmental Justice Law (Effective as of 01-31-25)

Counties

Municipalities



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



## Climate Change Vulnerability Assessments/ Hazard Mitigation

When a land use plan is undertaken by a municipality, climate change vulnerability assessments are required, consistent with the change to the Municipal Land Use Law in February 2021. The identified threats include climate change related natural hazards including but not limited to temperature extremes, drought, flooding, storms, fire, and sea-level rise. The assessments are required to provide a build-out analysis, identify critical facilities and infrastructure, analyze impacts to other aspects of the master plan, provide implementation such as ordinances, integrate other plans such as floodplain management or emergency response plans, and rely upon NJDEP technical assistance.

The first step is to conduct a vulnerability assessment, a process to identify how climate impacts affect Evesham, incorporating a team of community members to gather plans and data, and conduct a buildout and capacity analysis. One of the main purposes is to identify community buildings, infrastructure and places that are essential for evacuation purposes or maintaining quality of life and stability during or after a natural disaster. Identifying populations with mobility issues, limited resources, or language barriers; and facilities worthy of protection or management such as sewer services and potable water supply are critical to the process. The overarching goal is to protect the public health through existing planning efforts, disaster preparedness, educational and informational programs, and functioning implementation and follow-through.

Evesham is in the process of conducting a Climate Change Vulnerability Assessment in accordance with the Municipal Land Use Law. Burlington County adopted a Hazard Mitigation Plan (HMP) in 2019 with subsequent updates to 2024. The HMP focuses upon nine of the twelve natural hazards, including dam failure, disease outbreak, drought, earthquake, extreme temperature, flood, severe weather, severe winter weather, and wildfire. The County Plan characterizes all 40 municipalities within Burlington County. Communities utilize the document to reduce vulnerability to hazards, to reduce damage and loss to lives, property, and the economy. The main goals of the plan are implementation of strategies, such as mitigation measures and operations changes; risk reduction; and evaluation of the implemented strategies over time.

The Evesham working group consisted of the recommended participants including but not limited to representatives of Emergency Management, Fire Department, Engineering, and Community Development. Evesham is mostly prepared from a standpoint of codes, ordinances, and regulations, however the lack of a Pre-Event Recovery Ordinance (PERO) was cited as a deficiency.

The HMP identified issues that may require municipal attention are following:

- The NJ MLUL aligned model ordinance for a PERO should be reviewed and considered.
- Mitigate repetitive flood risk via Blue Acres acquisition of properties impacted by repetitive flooding; or relocation or elevation of existing structures.

## **New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act 2020**

The legislation approved on February 22, 2021, established cannabis licensing, municipal non-participation, land use controls, taxation, penalties, and regulatory commission. The law created distinctions between six license classes as defined in the law and as follows below:

- Class 1 – Cultivator (grows or produces raw product)
- Class 2 – Manufacturer (processes raw product)
- Class 3 – Wholesaler (obtains, stores, and transfers processed product)
- Class 4 – Distributor (transports and temporary storage of product)
- Class 5 – Retailer (sells products to consumers from a retail store)
- Class 6 Cannabis Delivery Service (courier service for consumer purchase of product from retailer)

Locally, cannabis can be taxed 2% for cultivation, manufacture, and retail and 1% for wholesale. Municipalities were required to adopt certain land use ordinances or opt-out of the legislation by August 20, 2021. If no action were taken by municipalities, then growing, cultivation, manufacture, processing, sale, resale, transport, storage, distribution, and delivery of cannabis, would be conditionally permitted in all industrial districts. Further if no action were taken, sale of cannabis items would be conditionally permitted in commercial or retail districts. The state law permits municipalities to govern hours of operation, location, manner, number, and type of cannabis licenses provided same conform to the law and established commission rules.

The Cannabis Regulatory Commission rules and regulations (N.J.A.C. 17:30) were required to be adopted by August 22, 2021 (actual adoption date August 19, 2021), after the official opt-out period. Despite this Evesham, opted in and adopted local ordinances to regulate cannabis use.

### **Electric Vehicle**

The State of New Jersey has prioritized electric vehicle infrastructure through two approaches, 1) development of public electric vehicle infrastructure and 2) permitting electric vehicle infrastructure as an accessory use, in all zone districts.

The first, as characterized at N.J.S.A. 40:55D-89.f requires the JLUB to make recommendations for the development of public electric vehicle infrastructure in commercial districts, near transit facilities, and along transportation corridors.

The second, is the New Jersey Department of Community Affairs Model Statewide Municipal Electric Vehicle Ordinance. The model ordinance is the result of a law enacted in July of 2021, which requires that electric vehicle service equipment and make-ready spaces be a permitted accessory use in all zoning districts. The model ordinance includes language requiring installation of equipment or make-ready spaces for multi-family housing developments or all parking lots subject to preliminary site plan approval.

### E. Changes in County Plan(s), Policies, and Objectives

There are no changes to county plans, policies, and objectives with respect to Evesham. Burlington County's comprehensive planning includes a Highway Master Plan which incorporates a regional component related to safer streets for all. The All Hazards Mitigation Plan was discussed previously. The County has taken the lead with the 2024 Cross Acceptance Process and as discussed Evesham was an active participant and requested mapping changes. The Open Space and Parks Master Plan and Bicycle Master Plan are being implemented throughout the county over time. Currently, there are plans for implementation of regional trails within Evesham Township by the County, portions of which require approval by the Pinelands Commission.

### F. Changes in Municipal Policies and Objectives in Contiguous Municipalities

Evesham is bordered by two Burlington County municipalities, Mount Laurel Township to the north and Medford Township to the east; and four Camden County municipalities, Waterford Township to the south, Berlin Township to the southwest, Voorhees Township to the west, and Cherry Hill Township to the northwest.

#### **Township of Cherry Hill**

Cherry Hill is located along the northwest boundary of Evesham. The boundary runs south through Route 70 and ends at Marlton Parkway. The majority of the zones along the Cherry Hill – Evesham boundary are consistent. The zones for both townships are predominantly composed of Institutional Zones and lower-density Residential Zones. The RAPC (Residential Agricultural Planned Community) zone in Cherry Hill is prevalent and consistent with the Medium Density Residential Zones in Evesham. The RAPC Zone in Cherry Hill abides by the zoning requirements of the R-2 Residential Zone. The only slightly inconsistent area along this boundary is around Route 70. To the north, the B-2 (Highway Business) Zone borders the MD Residential Zone in Evesham. South of Route 70, the RAPC Zone borders the EVCO Overlay Zone (C-1 Commercial Zone is the underlying zoning) and the MF Multi-Family Zone.

#### **Township of Voorhees**

The boundary between Voorhees and Evesham starts south of Marlton Parkway and runs south along Route 73, intersecting diagonally at Braddock Mill Road. The northern portion of Route 73 is in Evesham Township, and the southern portion (below Braddock Mill Road) lies in Voorhees. The zoning along this border is dictated by Route 73. North of Braddock Mill Road, zoning in Evesham is largely C-1 Commercial and Medium Density Residential, bordering Rural Residential and Medium Density Residential zones in Voorhees. The southern portion, where Route 73 crosses into Voorhees, consists of a mix of MB Major Business districts, which then transition into Medium Density Residential zones as the distance between the township borders and Route 73 increases in Voorhees. This borders a large RD-3 Rural Development Zone in Evesham, where environmental constraints preclude most development along the boundary.

#### **Township of Berlin**

Berlin and Evesham share a boundary between Sycamore Road and Hopewell Road. Within Berlin, the lands are zoned R-4 Mixed (minimum contiguous tract area shall be 20 acres), Residential, I-1 Industrial, and R-1 Residential (minimum lot area: 12,000 square feet). The

Residential-1 District within the Pinelands area of Evesham makes up nearly the entirety of the zoning along this border. The minimum lot sizes for single-family lots vary in this zone between 1 and 6 acres. The zones are not consistent where the Industrial Zone borders the R-1 District in Evesham. Existing single-family residential communities in this area are separated by a larger buffer from the industrial uses located in Berlin Township.

### **Township of Waterford**

The border between Evesham Township and Waterford is defined by the bounds of the Mulica River. North of the Mulica River, in Evesham, the zoning is INS, FA (Forest Agriculture) and, FW (Forest Woodlands). Across the river, the Waterford Border is zoned as PF (Public Facilities District) and RC (Recreation/Conservation District). The zoning along this border is consistent with a majority of the land undeveloped.

### **Township of Mount Laurel**

The Mount Laurel and Evesham boundary is a straight line along the northern edge of Evesham and the southern edge of Mount Laurel. Properties directly to the east and west of Route 73 are zoned for industrial uses in Mount Laurel. This transitions into an R-3 Residential Zone (with a minimum lot area of 20,000 SF) closer to the Church Road intersection. The opposite transition occurs in Evesham, where Medium Density Residential (minimum lot area of 2 acres or 10,000 SF for clustered development) transitions into the IP Industrial Park Zone on the eastern side of Route 73. The zoning then transitions again into a C-2 Commercial Zone around the Church Road intersection. East of the Church Road intersection, zoning in Mount Laurel becomes R-1D Residential and eventually changes back into the R-3 Residential Zone for the remainder of the border. This is contiguous with various LD Low Density and Medium Density Residential Zones in Evesham. East of North Elmwood Road, the Moderate Density Overlay Zone exists, with LD as the underlying zoning, as well as the AH-3 Affordable Housing Zone.

### **Township of Medford**

The entire eastern border of Evesham Township is shared with Medford Township. The border runs south starting at Church Road. The Moderate Density Overlay Zone, with LD as the underlying zoning, borders the GMN Growth Management Area North Zone in Medford. Medford zoning becomes the HM Highway Management Zone closer to Route 70, while Evesham zoning consists of the Industrial Park Zone and C-1 Commercial around Route 70. The zoning south of Route 70 is fairly consistent. There is a small area north of Old Marlton Pike where the Low Density Zone borders the HM Highway Management Zone in Medford. South of Old Marlton Pike, Evesham zoning includes RG-1 (Regional Growth Zone), RG-2, RD-1, and RD-2 south of the Hopewell Road intersection. These border the RS-1 (Rural Suburban), RS-2, and RGD-1 (Regional Growth District 1) zones in Medford. Bartons Run makes up a large portion of this area and is surrounded by various single-family residences on both sides of the border. The zoning remains consistent with FA (Forest Agriculture) and FW (Forest Woodlands) zones making up a majority of the remaining area in Evesham Township. These zones are contiguous with the RGD-2, PPE (Park/Public/Education), and PD (Preservation District) zones in Medford. There is very little development on either side in these zones.

## V. Recommendations

The review of the prior Reexamination Report and subsequent Master Plan Elements; and the evaluation of density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county, and municipal policy and objectives result in recommended changes to the Master Plan and municipal ordinances.

### A. Specific Changes to the Master Plan

1. 2021 Stormwater Management Plan - The stormwater management ordinance is current, so no further amendments to the plan or ordinances are required. However, it is the responsibility of the municipality to respond to amendments to state law.
2. Amended 2025 Housing Element and Fair Share Plan Fourth Round (2025-2035) - An amendment to the Land Use Plan Map and Zoning Map is necessary to reflect the following inclusionary housing overlay zoning district as recommended in the HEFSP.
  - a. Block 35.30, Lot 20 (880 Route 73 South); and
  - b. Block 16, Lot 3.03 (471 Evesboro-Medford Road).
3. Suggested land use plan or ordinance amendments recommended by the Circulation Element, which is in process, should be addressed by the Council and Planning Board.
4. Suggested land use plan or ordinance amendments recommended by the Climate Change Related – Hazard Vulnerability Assessment, which is in process and should be addressed by the Council and Planning Board.
5. The Planning Board should develop a Land Use Plan Map, addressing the recommended land use changes contained within this report and the 2025 Housing Plan.

### B. Specific Changes Recommended for the Development Regulations

There are specific changes recommended for the land use and development regulations of Evesham the incorporate concerns of Administrative Staff and the Zoning Board Annual Report to reduce conflicts and enhance the built environment.

#### 1. 2021 Evesham Township Downtown Vision Plan

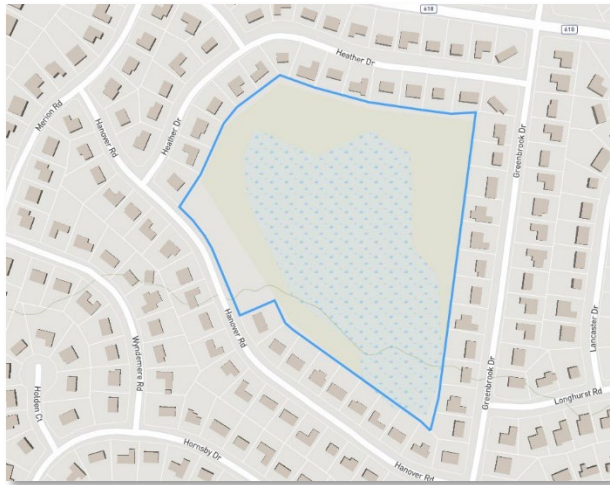
The Planning Board recommends that the land use regulations, bulk and area regulation, streetscape design standards, site development standards, architectural design standards be further reviewed for potential incorporation into the zoning ordinance.

#### 2. New Forest Area

A land use change is recommended compliant with the amended Pinelands Comprehensive Management Plan to rezone portions of the Institutional and Rural Development (RD-1 and RD-2) Districts to a new Forest Agriculture 1/25 Pinelands Area. The District density is proposed to decrease from one (1) unit per 3.2 acres of privately owned vacant upland to one (1) unit per 25 acres of privately owned vacant upland. Mandatory clustering on one (1) acre lots and served by private septic systems will be required for all development. A mapping of the proposed rezoning with property list is affixed as **Appendix B**.

3. 15 Hanover Road

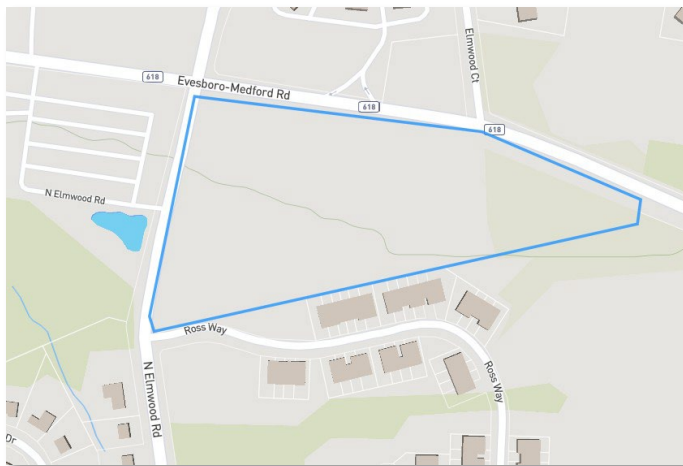
The 15-acre property, also known as Block 13.20, Lot 40, is primarily surrounded by residential dwellings fronting upon Greenbrook and Heather Drives. A large portion of the land is wetlands and accompanying wetlands buffers. A large portion of the site will remain zoned INS Institutional but the frontage along Hanover Road is recommended to be amended to MD Medium Density, consistent with the surrounding residential development. The change to residential provides an opportunity for much needed infill housing consistent with the surrounding density and character.



Map image of 15 Hanover Road above.

4. 387 Evesboro-Medford Road

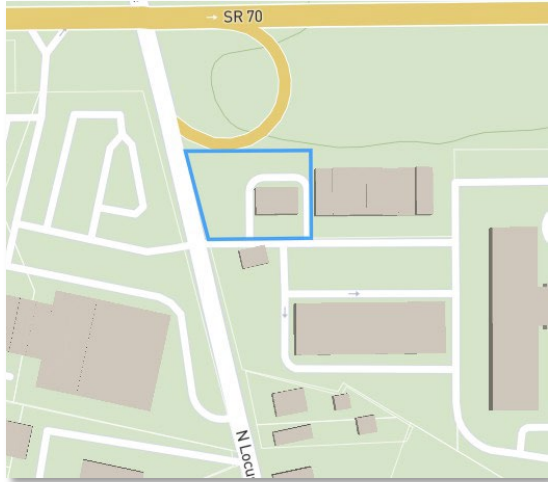
The site is not able to be developed. The 11.27 acre property, also known as Block 18, Lot 3, is a forested open space that contains frontage along North Elmwood and Evesboro-Medford Roads, as well as Ross Way. It is recommended that the zoning be amended from ASR Affordable Semidetached Residential to INS Institutional.



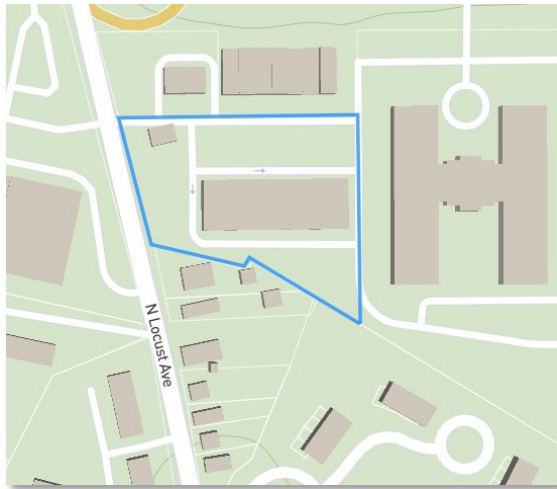
Map image of 387 Evesboro-Medford Road above.

5. Tri-Towne Redevelopment Area Inconsistencies

The Redevelopment Area known as Tri-Towne Redevelopment Area should not have any C-3 Commercial-3 District or Historic District Overlay as the use and dimensional requirements of the Redevelopment Area govern the development of the lands.



Map Image of Block 27.02, Lot 2.11 above.



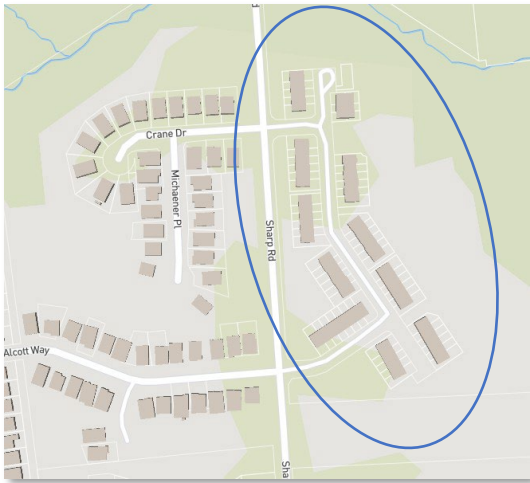
Map Image of Block 27.02, Lot 2.09 above.



Map Image of Block 27.02, Lots 2.09 & 2.11 illustrating areas of zoning/ historic conflict above.

#### 6. Windingbrook Development

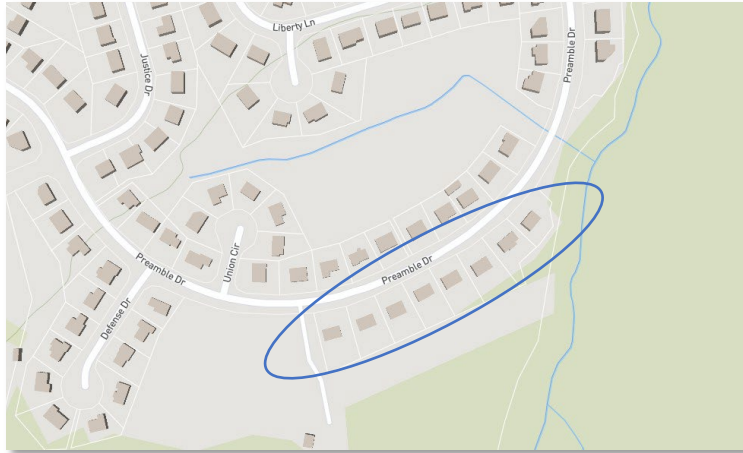
The Windingbrook Development with access to Sharp Road from Meander Lane, Bluff Court, and Eddy Way is within the IP Industrial Park District. It was developed per the MDR Overlay standards and a rezoning to residential classification should be considered. Block 14.02, Lots 2 through 42; and Block 14.04, Lots 2 through 27 should be amended.



Map image of Winding Brook above.

7. Preamble Drive

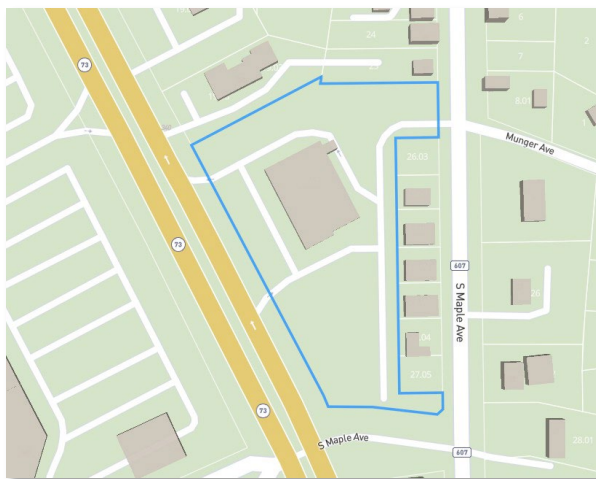
Eight residential properties with frontage along Preamble Drive are split zone lots. These lots should be zoned MD Medium Density in their entirety like the remaining residentially developed lots in the development. However, the rear yards and portions of the dwellings are located within the LD Low Density District. Block 11.37, Lots 15 through 22 are the affected parcels.



Map image of Preamble Drive above.

8. 360 Route 73 South

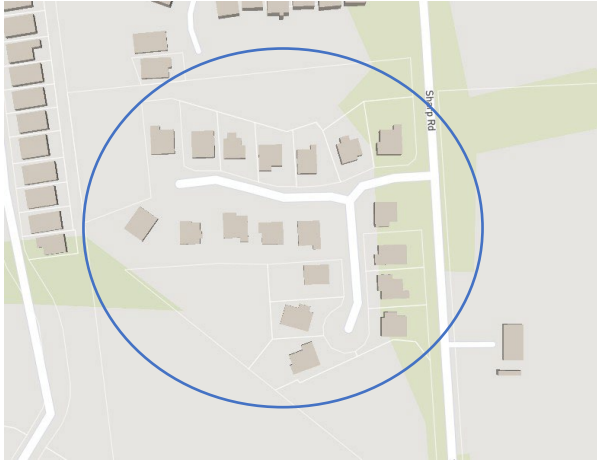
The 3 acre property, also known as Block 4.01, Lot 26.02, contains a commercial pharmacy and is located within the C-1 Commercial-1 District and C-3 Commercial-3 District. The C-3 District should not be located along the Route 73 frontage. The entire lot should be rezoned to the C-1 District.



Map image of 360 Route 73 South above.

9. 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.

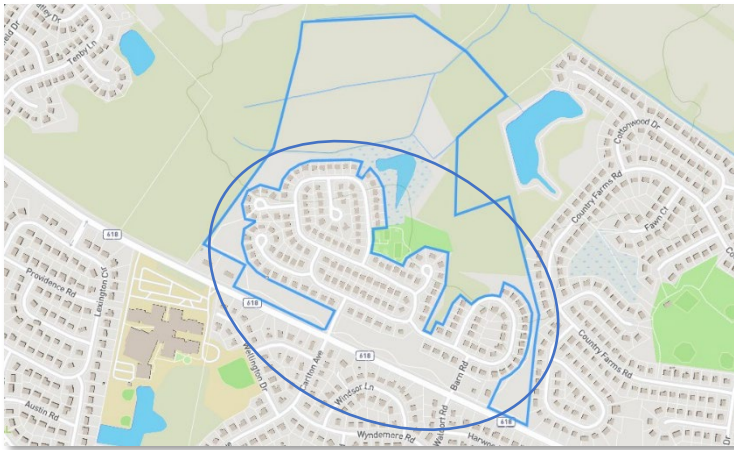


*Map image of Devonforde Estates above.*

## 10. 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 proposed changes include properties as follows:

- Colts Gait Road (Block 11.42, Lots 1 - 4; Lots 22 - 27; Lots 36 - 59; and Lot 69; and Block 11.43, Lots 1 - 15)
- Paddock Road (Block 14.25, Lots 70 - 91; Block 11.45, Lots 1 - 13; and Block 11.46, Lots 7-10)
- Quarterhorse Court (Block 11.42, Lots 5 - 21)
- Stallion Court (Block 11.42, Lots 28 - 35)
- Galloping Court (Block 11.42, Lots 60 - 68)
- Breeders Court (Block 11.44, Lots 14 - 23)



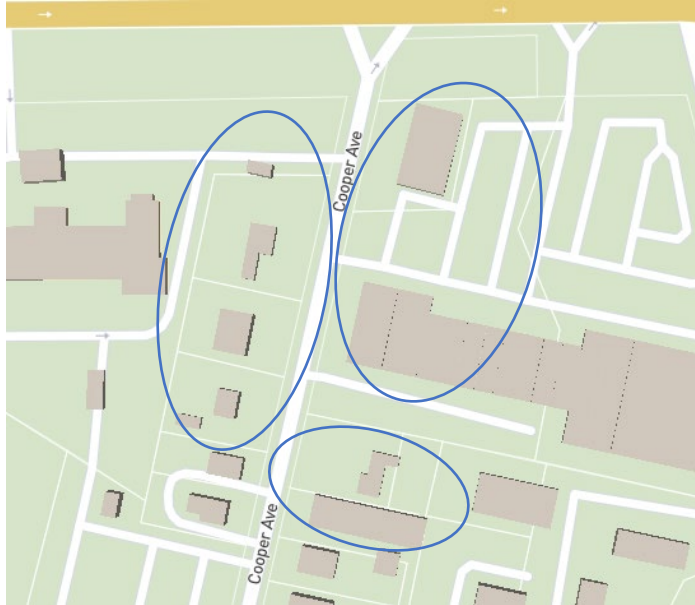
*Map image of Colts Run above.*

## 11. Historic Preservation & Designation

The following addresses, both of which are documented by the Cultural Resources Survey (CRS) should be corrected on the Outlying Historic Houses map:

- 120 Evesboro Medford Road (Item 8) is shown on the Outlying Historic Houses map as Hewlings House; however, the correct address appears to be 2 Hewlings Drive (#80 CRS 8/1996)
- 206 Bradford Drive (Item 3) is shown on the Outlying Historic Houses map; however, the correct address appears to be 104 East Burgess Road (#71 CRS 8/1996)

Consider removing Block 4.05, Lots 1, 1.01, and 1.02; and Block 4.09, Lots 17.01, 18.01, 21, and 22 located along Cooper Avenue, from the Marlton Village Historic District. Consider removing Block 27.02, Lots 2.09 & 2.11 located along North Locust Avenue from the Marlton Village Historic District, as the prior included structures have been demolished. The new buildings are all contemporary construction so the Historic District Standards do not apply to modifications or alterations to the dwellings and buildings.



*Map image of Cooper Avenue properties to be removed from Historic District above.*



*Map Image of North Locust Avenue properties to be removed from Historic District above.*

#### 12. 2021 Master Plan Reexamination and Land Use Amendment

The 2021 Reexamination recommended evaluating a series of properties that are divided between two zone districts that are also known as split zone lots. This can create issues for property owners and the administration as permits are sought for principal structure additions or accessory structures, for example. See Appendix C for a list of properties, which should be mapped and evaluated prior to any adjustment of zone lines.

#### 13. Office Space

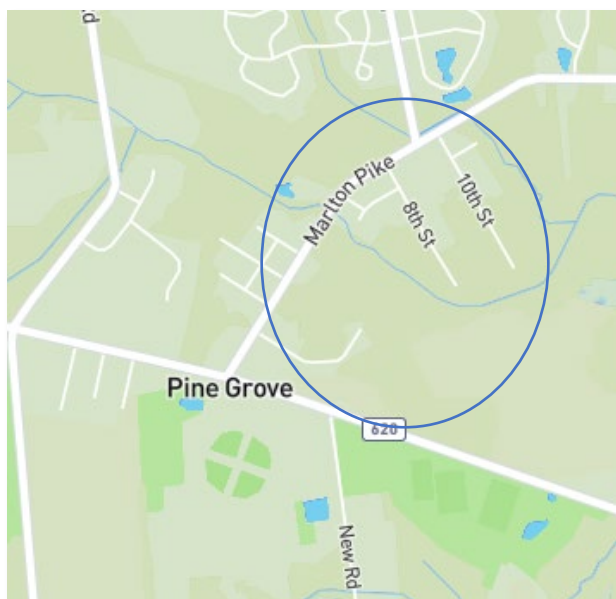
Office uses and structures faced challenges to occupancy since the COVID pandemic, most of which have recovered. However, due to the imposition of Artificial Intelligence (AI) and subsequent reductions in employment, office space should be monitored for vacancy and utilization of parking fields. The Township should proactively anticipate zoning for new uses that could be accommodated on various sites.

#### 14. Apartments

Zoning standards for existing apartment complexes approximately 50 years in age located throughout the community should be evaluated to determine if updates are necessary to support and encourage reinvestment and smart growth design.

#### 15. Pine Grove

Pine Grove at the intersection of Marlton Pike and Tuckerton Road is within the sewer service area and served by the Elmwood Wastewater Treatment Plan. There are pre-existing nonconforming lots and structures in the area controlled by the Pinelands CMP. The area outside of the Pinelands, on the west side of Old Marlton Pike is zoned MD Medium Density; and the portion of the neighborhood within the Pinelands is zoned RGD-1. Consider ordinance amendments that create conforming lots and structures within the area.



#### 16. Townhomes Within the MD and MD-1 Medium Density Districts

There are townhome type dwellings that are located within the MD and MD-1 Districts however, townhomes are not expressly permitted in either district. It is recommended that the existing subdivision plans for those developments be evaluated to determine if the MDR Moderate Density Residential Overlay could be added to these areas of the Zoning Map. Further, to encourage rear yard enjoyment, a footnote should be added to the MDR Table 21 stating the following: “(4) Rear yard attached decks may encroach into the required rear yard by a maximum of 10 feet but must be setback a minimum of 15 feet.” Previously, there were standards for townhomes in the Zoning Ordinance that should adequately address the nonconformity. These standards could be evaluated, modernized, and adopted into the Zoning Ordinance and tables. See 1983 Code at §160-33 for prior standards.

#### 17. Impervious Coverage v Lot Coverage

Per the NJDEP stormwater frequently asked questions page, roofs, driveways, parking areas, sidewalks, patios, roads, buildings, asphalt, concrete, courts, crushed stone, gravel, compacted soil, decks, swimming pools, porous pavement, and artificial turf are all considered impervious surfaces for stormwater management purposes.

Within the Land Use Administration (§15), Zoning Ordinance (§160) and Subdivision and Site Design Standards (§62), Stormwater Management (§139) Ordinances the regulatory word typically used to describe surfaces which ‘reduce groundwater recharge or result in stormwater runoff’, as characterized by the definitions, is impervious surface. The words ‘impervious surface’ are used within the zone charts and throughout the codes to regulate surface treatments.

##### **IMPERVIOUS SURFACE**

*Any surface that has been compacted or covered with a layer of material so that it prevents, impedes or slows infiltration or absorption of fluid, including stormwater, directly into the ground, and results in either reduced groundwater recharge or increased stormwater runoff sufficient to be classified as impervious in Urban Areas by the United States Department of Agriculture, Natural Resources Conservation Service Titles 210 - Engineering, 210-3-1 - Small Watershed Hydrology (WINTR-55), Version 1.0. Such surfaces may have varying degrees of permeability.*

##### **IMPERVIOUS SURFACE RATIO**

*A measure of the intensity of use of a piece of land. It is measured by dividing the total area of all impervious surfaces within the site by the base site area.*

Within the Zoning Ordinance ‘lot coverage’ is characterized by various sections, including on the Building and Lot Coverage Worksheet, variance submission checklist, Telecommunications Ordinance (§160-37.1), and Conditional Uses (§161-1). Lot coverage is typically understood to include the total lot coverage of all buildings, structures, and surface treatments, which are all impervious to water, as characterized on the ‘building and lot coverage’ worksheet’.

The following two definitions are found at §160-5B.

##### **LOT COVERAGE**

*The total impervious surfaces of a property.*

**COVERAGE, LOT**

*The square footage or other area measurement by which all buildings and impervious surfaces cover a lot as measured in a horizontal plane to the limits of the impervious area(s). All surfaced parking areas and all required parking areas which are permitted to remain unsurfaced shall be included in the computation of lot coverage.*

The Administrative Staff requests that some clarity be provided within the zoning ordinance to describe the types of surfaces that are considered impervious surfaces and therefore calculated to address the impervious surfaces and lot coverage maximums permitted by ordinance. In order to clarify for the public and the administrative officer a definition could be added to the Zoning code that provides a clear list of potential impervious materials, as follows:

***IMPERVIOUS MATERIAL***

*Any surface that has been compacted or covered with a layer of material so that it prevents, impedes or slows infiltration or absorption of fluid, including stormwater, directly into the ground, and results in either reduced groundwater recharge or increased stormwater runoff such as but not limited to asphalt, porous asphalt, concrete, porous concrete, stone, compacted stone or gravel, artificial turf or similar materials.*

18. Driveway, Sheds, Service walkway, Patio Setbacks

All off-street parking lots should have adequate pavement markings to indicate traffic flow and parking spaces.

Shed setbacks controlled in §160-55 (FA); §160-56 (FW); §160-57 (RD-1); §160-58 (RD-2); §160-59 (RD-3); §160-60 (RG-1); §160-60.1 (RG-1BR); §160-61 (RG-2); §160-61.1 (RG-2KG); §160-62 (EP); §160-63 (LD); §160-63.1 (MDR); §160-64 (MD); §160-64.1 (MD-1); §160-65 (MF); §160-66 (AH-1, AH-2, & AH-3); §160-67 (INS); and §160-74 (SEN-2) Districts

Sheds are permitted accessory uses but setbacks are not controlled in §160-64.1 MD-1 District. The following should be added:

“E. MD-1 performance requirements.

“(1) The area and dimensional requirements as set forth in §160-64.1.D, shall apply.

“(2) The following dimensional requirements for accessory uses and structures shall apply:

“(a) No accessory use or structure shall be permitted in the front yard setback.

“(b) The side and rear setback shall be equal to 1/2 of the requirement for the principal building, except for sheds, less than 150 square feet in area, which may be located no closer than five feet from a property line.”

Sheds are permitted accessory uses but setbacks are not controlled in §160-66.2 (ASR) District. The following should be added.

“F. ASR performance requirements.

“(1) The area and dimensional requirements as set forth in Table 24, ASR Performance Regulations, located at the end of this chapter, shall apply.

“(2) The following dimensional requirements for accessory uses and structures shall apply:

“(a) No accessory use or structure shall be permitted in the front yard setback.

“(b) The side and rear setback shall be equal to 1/2 of the requirement for the principal building, except for sheds, less than 150 square feet in area, which may be located no closer than five feet from a property line.

Amend “§160-13 Accessory Buildings. adding “Impervious Surfaces”.

Add F, “Setback dimensions for impervious surfaces, such as but not limited to service walkways, private driveways, and at-grade patios, not appurtenant to a swimming pool, the minimum rear or side yard setback dimension shall be one-half of the required setback dimension for a principal building but not less than 5 feet to the lot line. Permitted exceptions include shared driveways and parking lots.”

#### 19. Signs

The sign ordinance should be updated to reflect current trends in sign design that reflect Evesham’s community character. Zoning regulations should be reviewed and updated as necessary to address modern techniques and materials including but not limited to neon, fake or faux neon, tube lights, and LED lighting. Also, unlit backer boards are placed behind channel set signs to provide a base to connect the individual letters and add a contrasting color. Backer board signs should be defined.

#### 20. Accessory Building Heights and Sizes

Permitted accessory building height and perhaps eave height should be further defined within the zoning code. At §160-13.C, the code state the following: “The height of accessory buildings shall be as prescribed in this chapter.” However, there are no prescribed heights in the remainder of the code, which should be addressed. Further, the dimensions of a three-car garage should be adopted consistent with the actual interior space requirements for vehicles. (See Architectural Graphics Standards by the American Institute of Architects, current edition.)

#### 21. Outdoor Restaurant Seating

The code should be amended to provide an ordinance offering guidance to restaurants that desire outdoor seating for customers, consistent with the State of New Jersey regulations.

#### 22. Fast Food with Drive-Through

Consider removing the following condition from the conditional use requirements for fast food with drive-through or window facilities.

***At 160-68C.(4) Fast Food with drive-through 161-1B(20)(a) should be removed:***

*“The restaurant shall be either situated as one of the stores in an existing shopping center development or shall be newly constructed in a manner such that it shall be physically attached to the existing shopping center structure.”*

### 23. Projections into Required Yard Exceptions

Consider permitting front porches and stoops, subject to certain minimum requirements, to be a permitted exception within front yard areas.

### 24. EVSE

The municipal development regulations should be evaluated to effectuate the development of *public* electric vehicle infrastructure, particularly along Route 70 and 73. Evesham should consider adopting the state model ordinance amending Section F which permits reasonable standards for all new EVSE and Make-Ready Parking Spaces.

### 25. Other Suggested Ordinance Concerns

- a. Residential standby generator zoning standards should be considered for addition to the code.
- b. The grading plan ordinance requirements could be further refined.
- c. The administrative code and the zoning code are not consistent and both should be updated to reflect current trends regarding the storage of commercial vehicles in residential zoning districts.
- d. Barnyard Animals have specific land requirements for feeding, waste storage, animal welfare, and property maintenance. The code should be updated to provide clear guidance to property owners.
- e. The ordinance regulations for fencing on reverse frontage lots requires revision to permit 6-foot fencing via a zoning permit when appropriate.
- f. The code requires minor revision to clarify the types of solar arrays-collectors (ground and building mounted) permitted in all districts when meeting applicable requirements.
- g. Light Emitting Diode (LED) lighting can control color temperature. 4,000° Kelvin LED lights, emit a cool, blue light, consistent with the noon day sun on a bright day. There is a place for this type of lighting where color rendition is important, such as some industrial loading areas, car dealerships, and athletic fields. However, for most uses the blue light emitted from 4,000° Kelvin LED lights can cause humans concern such as disability glare, which is visual impairment due to stray light because blue light is more scattered by the human eye. Blue light also causes environmental concerns and can be disruptive for many nocturnal animal species. LED lights are more comfortable in the 2700° to 3,200° Kelvin which reduces human and environmental concerns. The ordinance should be amended to address these issues.

## C. Consider for Redevelopment Designation Evaluation

The Planning Board has determined that there are various portions of the community that may be experiencing conditions warranting redevelopment investigations pursuant to the Local Redevelopment and Housing Law (LRHL) consistent with NJSA 40A:12A-5, due to obsolescence and underutilization, as follows:

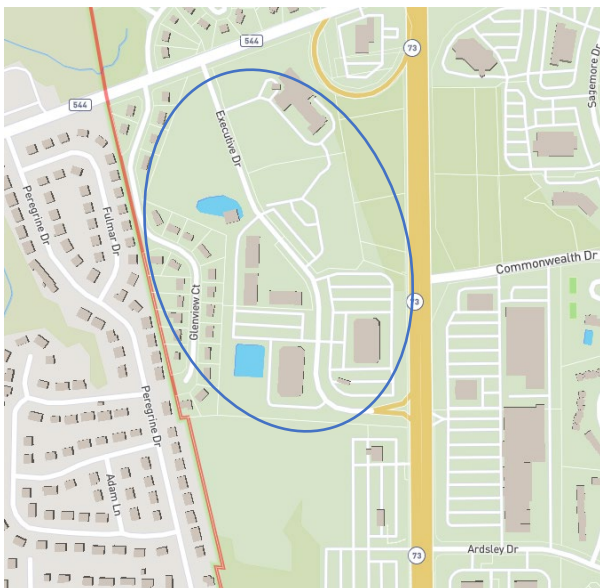
1. Marlton Green

Marlton Green is located at the southeast quadrant of the intersection of Routes 70 and 73, and it may be appropriate to include mixed use development to incorporate housing consistent with the Housing Element and Fair Share Plan.

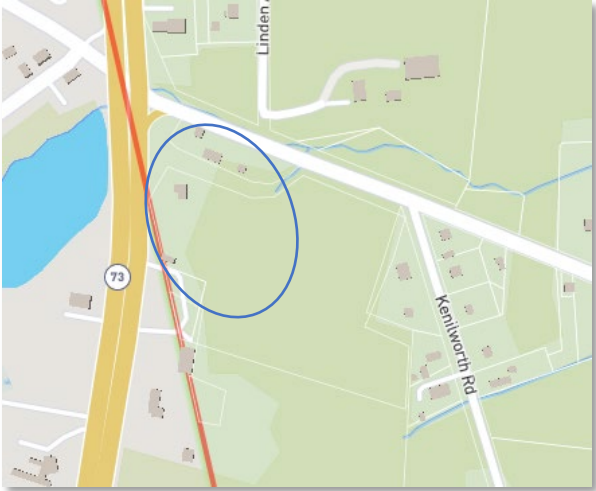


2. Marlton Executive Center Redevelopment Area Expansion

Consider expansion of the Marlton Executive Center Redevelopment Area, located south of Evesham Road/ Marlton Parkway on Executive Drive.



3. Braddock's Mill  
Route 73 south at Braddock's Mill in the C-2 District.



## VI. Incorporation of Redevelopment & Rehabilitation Plans

The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” P.L. 1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

### A. 23 East Main Street Redevelopment Plan

*23 East Main Street, Block 4.06, Lot 3, April 2022 .*

The vision for this single site redevelopment area is consistent with the neighboring properties, to enhance underutilized properties within the village, using tools of the LHRL, while permitting more dense housing types, inclusive of affordable housing, proximate to the downtown.

### B. Aristone Tract & DPW Site Redevelopment Plan

*880 & 890 Route 70; and 491 & 501 Evesboro-Medford Road – Block 16, Lots 1, 1.01, 1.02, 1.03, 1.04, & 1.05, March 2017, and as amended to September 7, 2022.*

The vision and standard for the tracts include residential and commercial mixed use development, permitting a variety of land uses serving the residential development known as Barclay Chase. A portion of the redevelopment area has been developed consistent with the Redevelopment Plan, however the DPW Site remains vacant with the exception of the remnants of the DPW yard and buildings.

### C. Centre Boulevard Redevelopment Area

*110-112 Centre Boulevard – Block 24.21, Lot 3, January 17, 2025*

The property operates as a professional and medical office park. The vision for the area and the developed standards provide multi-family residential development, includes affordable housing; community solar, green buildings, and sustainability measures; public parks, open space, and recreational connections to downtown Marlton; and pedestrian circulation improvements.

### D. East Main Street Redevelopment Area

*55, 63, 65, 69 & 71 East Main Street – Block 4.10, June 2017*

This area contains multiple sites with diverse land uses and building types. The vision for the area is to develop and redevelop or rehabilitate the structures, creating pedestrian interest and opportunities to enhance the streetscape of East Main Street with a variety of land uses and building types, including mixed use commercial and residential; professional, medical, and business offices; personal service and retail commercial opportunities; day care centers; and places of worship and associated accessory uses.

### E. Evesham Landfill Solar Energy Redevelopment Plan

*540 & 545 Tomlinson Mill Road - Block 48, Lots 19.01 & 33.02; Block 50, Lots 18, 19, 20.01 &, July 7, 2023.*

The property contains approximately 55.3 acres and was a municipal landfill from 1964 to 1984. A portion of the site (37 acres) has been capped and is monitored by the New Jersey Department of Environmental Protection (NJDEP). The vision and the standards for the area are to provide a solar energy facility which has been accomplished and is operational.

#### F. GBRA – G-Boys Redevelopment Area

*801 Route 70 West - Block 3, Lot 3, November 2020*

The Redevelopment Plan specifically created standards for the parcel that accommodates a car wash that embraces the design standards of the EVCO and site plan standards. The tract has been redeveloped.

#### G. Genesis RMA Plan

*90, 100, 111, & 175 Marlton Pike West and 100 & 120 Route 70 West - Block 22.02, Lots 28, 29, 31, 32, 33, 34, 35, 36, 37, 38 & 39, April 2016, last revised July 1, 2022.*

The vision for this area was to remove a deteriorating structure and utilize LHRL tools to encourage private investment in the area, and the underlying zoning consistent with the C-1 District and EVCO standards were incorporated to maintain the design vernacular at this crucial intersection at the southwest quadrant of the intersection of Routes 70 and 73.

#### H. Marlton Executive Redevelopment Plan

*3, 4 & 5 Executive Drive - Block 36, Lots 2.03, 2.04 & 2.05, October 2019*

Lot 2.03 is specifically designated for the underlying Workforce Housing Zoning District standards; and the remaining lots are designated for age restricted housing; assisted living and skilled nursing facilities; professional, medical and business offices; and day care centers. The tracts have been partially redeveloped.

#### I. South Maple Redevelopment Plan

*10, 22 & 24 South Maple Avenue and the rear portion of Marlton Square (300 Route 73 South) - Block 4.01, Lots 16, 20.01, 20.02 & part of 12.01, December 2014*

The project envisioned and implemented housing that is consistent with the surrounding fabric of the historic district, while maintaining its presence representing its own time period of development.

#### J. Tri-Town Plaza Redevelopment Plan

*101 Route 70 East and 27 & 33 North Locust Avenue - Block 27.02, Lots 1 & 2; Block 4.18, Lots 4 & 5, June 2015*

This plan is part of the EVCO and elements of the EVCO design standards are maintained consistent with the remainder of the area. The vision and the standards for the Tri-Town Plaza Redevelopment Area seek to breathe life into what was a strictly commercial center by utilizing planned unit development concepts, which permit housing, commercial sales and service, and restaurant uses. The site is largely redeveloped but has amended the site plans as necessary to accommodate various types of development on the site.

### K. Other Redevelopment Area

Closed skating center and adjacent possible uplands on the south side of Evesboro-Medford Road between Delancey Way to the west and Sharp Road to the east.



*It appears that this area was simply designated but no plan was created. A Redevelopment Plan should be developed or the area should be removed from the Zoning Map.*

### L. East Main Street & Cooper Avenue Rehabilitation Area

*42 & 52 East Main Street - Block 4.09, Lots 11, 12 & 15, September 2014, revised March 2015*

The plan has been implemented consistent with the vision to remove the vacant bank and erect a mixed use commercial and residential building; and relocate the Harvest House mansion closer to Main Street. The relocation resulted in additional housing that is part of the Tri-Towne Plaza Redevelopment Area.

### M. Lincoln Drive Rehabilitation Area

*Northwest Quadrant of Lincoln Drive (1001, 1002, 1003, 2001, 2002, 2003, 3001, 3002, 3003, 4001, 4002, 4003, and 5001 Lincoln Drive West) - Block 1.10, Lots 2, 3, 4, 5, & 7, September 2014*

This approximately 17.6 acre tract on the east side of Lincoln Drive West and west side of Route 73, north of Greentree Road were part of a Planned Unit Development that began in 1975. The vision for the Redevelopment Area is to maintain the existing cross-property

easements and access while permitted those easement locations to be moved to accommodate the proposed new development. The standards for redevelopment provide for a variety of land uses including professional, business, and medical offices; retail, personal service, educational commercial; hotels and conference facilities; restaurants; and banking/financial services. The dimensional requirements provide for flexibility based upon the area of land to be developed; and are similar to existing Evesham ordinances governing site development.

#### N. Marilton Village Rehabilitation Area

*Block 25, Lot 2.01; Block 4.01, Lots 1, 2, 3, 4, 6, 7, 8, 9.01, 10.01, 12, 16, 16.01, 19.07, 20.01, 20.02, 21, 22, 23, 24 & 25; Block 4.02; Block 4.03; Block 4.04; Block 4.05; Block 4.06; Block 4.07; Block 4.08; Block 4.09; Block 4.10; Block 4.18, Lots 4, 5, 6.01, 7.01, 8, 9, 10, 11, 13.01 & 14; and Block 27.02, Lot 1, 2014.*

The intention of the rehabilitation area is to provide 5 year tax abatements upon improvements to properties and structures within Marilton Village.

#### O. Morrison Property Rehabilitation Area

*Block 30, Lots 2.03 & 3.01, May 27, 2014*

This site is located on Tuckerton Road between the municipal campus, public library, and softball fields. The property has local site plan approvals and is working to secure outside agency approvals from the County and Pinelands Commission approvals.

#### P. Other Rehabilitation Area

*Township Council Resolution 190-2013, Resolution Accepting Recommendation of Township Planning Board Regarding Boundaries of Proposed Area in Need of Redevelopment and Rehabilitation Pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et.seq.*

Properties were added as Redevelopment Area and Rehabilitation Area and others were rejected, however, no Redevelopment Plan was generated. The areas should be removed from the map or a Redevelopment Plan should be developed.

## VII. Recommendations for Public Electric Vehicle Infrastructure

The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts and, areas proximate to public transportation and transit facilities, and transportation corridors; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

Based upon the development of Evesham Township, it is recommended that the C-1 and C-2 Districts located along the Routes 70 and 73 corridors be the focus of commercial public electric vehicle infrastructure. Further, specific nodes near or within residential areas, particularly high density areas without garages/enclosures, open spaces, municipal and institutional uses should be evaluated for placement of public electric vehicle infrastructure.

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[https://dep.nj.gov/stormwater/sw\\_rule\\_faqs/](https://dep.nj.gov/stormwater/sw_rule_faqs/)

## IX. Appendix A – Master Plan Contents

This requirement relates to the statute where it describes the contents of a master plan both required and optional. The following characterizes the *required* elements as described by the statute as well as what the elements are required to contain.

If the municipality has additional elements (4) through (17), these should be evaluated for conformance with the statute, applicable rules, NJ Administrative Code, or agency requirements such as NJDEP – Green Acres or similar. As described in N.J.S.A. 4055D-28c these elements may be divided into subplans, and the timing of these elements can be developed over time and staged outside of the regular reexamination or required plan elements. So, it follows that these elements could be recommended to be developed, staged, or revisited as part of a reexamination report.

*N.J.S.A.40:55D-28b, “The master plan shall generally comprise a report or statement and land use and development proposals with maps, diagrams, and text, presenting at least the following elements (1) and (2) and, where appropriate, the following elements (3) \* through (17)*

1. “A statement of objectives, principles, assumptions, policies, and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based;
2. “A land use plan element

*“(a) taking into account and stating its relationship to the statement provided for paragraph (1) hereof, and other master plan elements provided for in paragraphs (3) through (14) hereof and natural conditions, including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands;*

*“(b) showing the existing and proposed location, extent, and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, open space, educational, and other public and private purposes or combination of purposes including any provisions for cluster development; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance;”*

(c) regarding airports as may be applicable (see section);

*“(d) including a statement of the standards of population density and development intensity recommended for the municipality;*

(e) regarding military facilities as may be applicable (see section);

(f) any land use element adopted after 2017 (f and i-iii paraphrased, see section)

(i) smart growth,

(ii) storm resiliency

### (iii) environmental sustainability

#### 3. Housing Plan

***“(3) A housing plan element, pursuant to section 10 of P.L. 1985, c. 222 (C.52:27D-310), including, but not limited to, residential standards and proposals for the construction and improvement of housing; \****

*“N.J.S.A. 40:55D-28 c. The master plan and its plan elements may be divided into subplans and subplan elements projected according to periods of time or sequences.*

*“d. The master plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality, as development in the master plan to (1) the master plans of contiguous municipalities, (2) the master plan of the county in which the municipality is located, (3) the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act...(4) the district solid waste management plan required pursuant to the provisions of the “Solid Waste Management Act” of the county...*

*Highlands Region (see statute)*

**\*see also, N.J.S.A. 40:55D-62. Power to Zone**

***“a. The governing body may adopt or amend a zoning ordinance relative to the nature and extent of the uses of land and of buildings and structures thereon. Such ordinance shall be adopted after the planning board has adopted the land use plan element and the housing plan element of a master plan, and all of the provisions of such zoning ordinance or any amendment or revision thereto shall either be substantially consistent with the land use plan element and the housing plan element of the master plan or designed to effectuate such elements...”***

#### 4. Circulation Element

The Circulation Plan Element, considers all modes of transportation including shipping, vehicular, transit, freight, pedestrian, and bicyclist. The plan should account for the functional highway classification system of the Federal Highway Administration. A Circulation Element should include types, locations, conditions, and availability of existing and proposed transportation facilities, including air, water, road, and rail, and identify existing and proposed locations for public electric vehicle charging infrastructure.

The Township has obtained a grant from DVRPC to generate a Circulation Element.

#### 5. Utility Service Plan

The Utility Service Plan should address the following:

- a. Water Supply & Distribution
- b. Drainage & Flood Control Facilities
- c. Sewerage & Waste Treatment
- d. Solid Waste Disposal
- e. Storm Water Management Plan (see statute)

## 6. Community Facilities

The Master Plan should include a Community Facilities Element, which typically characterizes the following:

- a. Educational and Cultural Facilities
- b. Historic Sites
- c. Libraries
- d. Hospitals
- e. Firehouses
- f. Police Stations
- g. And other related facilities

Community Facilities Elements are helpful for the governing body for capital planning purposes the involve construction of facilities and budgeting.

## 7. Recreation (and Open Space) and Element

The Master Plan includes the 2023 Open Space and Recreation Plan Element, which is a plan illustrating a comprehensive system of areas and public sites for recreation. The 2018 Environmental Resources Inventory supports this plan and other components of the Master Plan.

## 8. Conservation Plan Element

If determined appropriate by the Planning Board, then a Conservation Plan Element identifying , preservation, conservation, and utilization of natural resources, including to the extent appropriate, energy and open spaces, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened species wildlife and other resources, and which systematically analyzes the impact of each component and element of the master plan on the present and future preservation, conservation, and utilization of these resources. The 2018 Environmental Resources Inventory supports this plan and other components of the Master Plan, such as the Recreation and Open Space Plan.

## 9. Economic Plan Element

If determined appropriate by the Planning Board, then an Economic Plan Element could be prepared which provides a comparison of the types of employment expected to be provided by the economic development to be promoted and labor pool characteristics in the municipality and nearby areas. Typically, these studies analyze the stability and diversity of the economic development to be promoted.

## 10. Historic Preservation Plan Element

Evesham has an Historic Preservation Plan which provides the following: location and significance of sites and districts; standards used to assess worthiness for site and district Identification; and analysis of each component and element of the master plan on the preservation of same. The community has adopted ordinances and has a Historic Preservation Commission.

## 11. Technical Reports

Appendices or separate reports, such as a traffic study to identify areas requiring intersection improvements, road widening, and master plan planned roads. This may be

required to advance the Township's positions for improvements to the New Jersey Department of Transportation, and Burlington County.

#### 12. Recycling Plan

This is an ongoing largely municipal administration function, which is enhanced by the addition the volunteer Evesham Green Team. Evesham Township is certified by Sustainable Jersey for their efforts with recycling, community solar, tree planting, and other stewardship efforts.

#### 13. Farmland Preservation

Farmland preservation element include agricultural resource inventories, ordinances to support and promote agriculture, and plans for preserving farmland. The 2022 Burlington county Farmland Preservation Plan notes that Evesham Township has preserved 38.94 acres of farmland.

#### 14. Transfer Development

This appears to be an impractical solution to farmland preservation within Evesham, due to the nature and scope of current development and redevelopment.

#### 15. Educational Facilities

This document has typically been undertaken by school districts, see statute and N.J.S.A. 40:55D-31b.

#### 16. Green Buildings & Environmental Sustainability

If determined appropriate, the Planning Board might consider a Green Buildings and Environmental Sustainability Element. Typically, these provide for, encourage, and promote the efficient use of natural resources and the installation and usage of renewable energy systems; consider, encourage, and promote the development of PEV charging infrastructure; consider the impacts of buildings on the local, regional, and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on-site; and optimize climatic conditions through site orientation and design.

#### 17. Public Access Plan

Public access plans promote access to tidal waters and adjacent shorelines. Public access is provided via access, public facilities that support access, parking areas, boat ramps, and marinas.

## X. Appendix B – Rural Development to Forest Agriculture 1/25 Pinelands Area

Schedule for Zoning, Zoning Regulations, Map, and Property Listing, see following pages.

### Chapter 160. Zoning

### Article III. Zoning Districts; Zoning Map

#### § 160-55.1 Forest - Agriculture 25, Pinelands Area.

- A. Purpose. To preserve the character and environmental quality of areas which are relatively undeveloped and have a substantial degree of woodlands, agricultural and horticultural lands, wetlands, and/or aquifer recharge capacity.
- B. Principal permitted uses. Only the following shall be permitted:
- (1) Agriculture, including silviculture and horticulture.
  - (2) Low-intensity recreational uses, provided that:
    - (a) The parcel proposed for low-intensity recreational use has an area of at least 50 acres;
    - (b) The recreational use does not involve the use of motorized vehicles, except for necessary transportation;
    - (c) Access to bodies of water is limited to no more than 15 linear feet of frontage per 1,000 feet of water body frontage;
    - (d) Clearing of vegetation, including ground cover and soil disturbance, does not exceed 5% of the parcel; and
    - (e) No more than 1% of the parcel will be covered by impervious surfaces. [Amended 7-25-2012 by Ord. No. 20-7-2012]
  - (3) Single-family detached dwellings, provided that clustering of the permitted dwellings shall be required in accordance with § **160-19D** whenever two or more units are proposed as part of a residential development.  
[Amended 7-25-2012 by Ord. No. 20-7-2012]
  - (4) Cemeteries, provided that:
    - (a) The use does not require or will not generate subsidiary or satellite development in the FA, FA-25, or FW Zones. **(This section should be amended in all forest districts)**
    - (b) The applicant has demonstrated that adequate public service infrastructure will be available to service the use.
    - (c) The use is primarily designed to serve the needs of the FA Zone.

- (5) Forestry.
  - (6) Public service infrastructure intended to primarily service the needs of the Pinelands Area. Sewer treatment and collection facilities shall be permitted to service the F-BR Zone only in accordance with N.J.A.C. 7:50-6.84(a)2.
  - (7) Group homes.
- C. Conditional uses (subject to Chapter **161**).
- (1) Home occupation.
  - (2) Houses of worship, provided that:
    - (a) The use does not require or will not generate subsidiary or satellite development in the FA, FA-25 or FW Zones.
    - (b) The applicant has demonstrated that adequate public service infrastructure will be available to service the use.
    - (c) The use is primarily designed to serve the needs of the FA-25 Zone.
  - (3) Single-family detached dwellings which are not clustered in accordance with § **160-19D**. [Added 7-25-2012 by Ord. No. 20-7-2012]
- D. Accessory uses.
- (1) Private residential swimming pools.
  - (2) Sheds.
  - (3) Tennis courts and similar recreational facilities incidental to the primary uses on detached single-family residential lots only.
  - (4) Off-street parking for motor vehicles and private garages.
  - (5) Fences and walls up to four feet in height in front yards and six feet in height in rear yards except that tennis courts may have fencing up to 15 feet in height.
  - (6) Signs subject to this chapter.
  - (7) Farm buildings and uses, including storage buildings, barns, stables, and agricultural commercial establishments for the purpose of display and sale of farm products raised on the premises, of which not less than 60% shall be grown on premises.
  - (8) Temporary construction and sales trailers.
  - (9) Home occupations, in accordance with § **160-41**.
- E. F-BR performance regulations.
- (1) The area and dimensional regulations as set forth in Table 2A, FA-25 Performance Regulations, located at the end of this chapter, shall apply.
  - (2) The following dimensional requirements for accessory uses and structures shall apply:

- (a) No accessory use or structure shall be permitted in the front yard setback.
  - (b) The side and rear setback shall be 50 feet from all property lines, except for sheds, less than 150 square feet in area, which may be located no closer than five feet from a property line.
- (3) Notwithstanding the minimum lot areas set forth above, no such minimum lot area for a nonresidential use in the Forest Agriculture 1/25 Pinelands Area District shall be less than that needed to meet the water quality standards of § **160-50B(3)**, whether or not the lot may be served by a centralized sewer treatment or collection system.

ZONING

160 Attachment 2A

Township of Evesham

**Table 2: FA 25 Performance Regulations [Amended INSERT by Ord. No. INSERT]**

Permitted Uses	Minimum Lot Area (acres)	Minimum Lot Width at Setback (feet)	Maximum Clearing Limit Ratio	Minimum Yards (feet)			Maximum Impervious Coverage
				Front	Side	Rear	
Agriculture	6	100	0.8	25	25	25	0.02
Low-intensity recreation <sup>1</sup>	20	NA	NA	NA	NA	NA	NA
Single-family detached, without public water and sewer	25	500	0.02	100	100	100	0.02
Single-family detached with clustering in accordance with § 160-19D	1	150	0.25	50	25	25	0.20
Single-family detached <sup>2</sup>	3.2	200	0.15	100	75	75	0.06
Single-family detached <sup>3</sup>	1.0	150	0.25	60	25	40	0.20
Cemeteries	20	400	0.50	50	50	50	0.50
Minimum open space ratio for cluster: 0.40							
Maximum density: 0.04 units/acre (1 unit/25acres)							
Minimum usable yard area for each yard: 20%							
Maximum building height: 35 feet							

**NOTES:**

<sup>1</sup> In accordance with § 160-55.1B(2).

<sup>2</sup> Only in accordance with § 160-45, Cultural housing provisions.

<sup>3</sup> Only in accordance with § 160-38A, Transfer of density in FA 1/25 areas, and § 160-45, Cultural housing provisions.

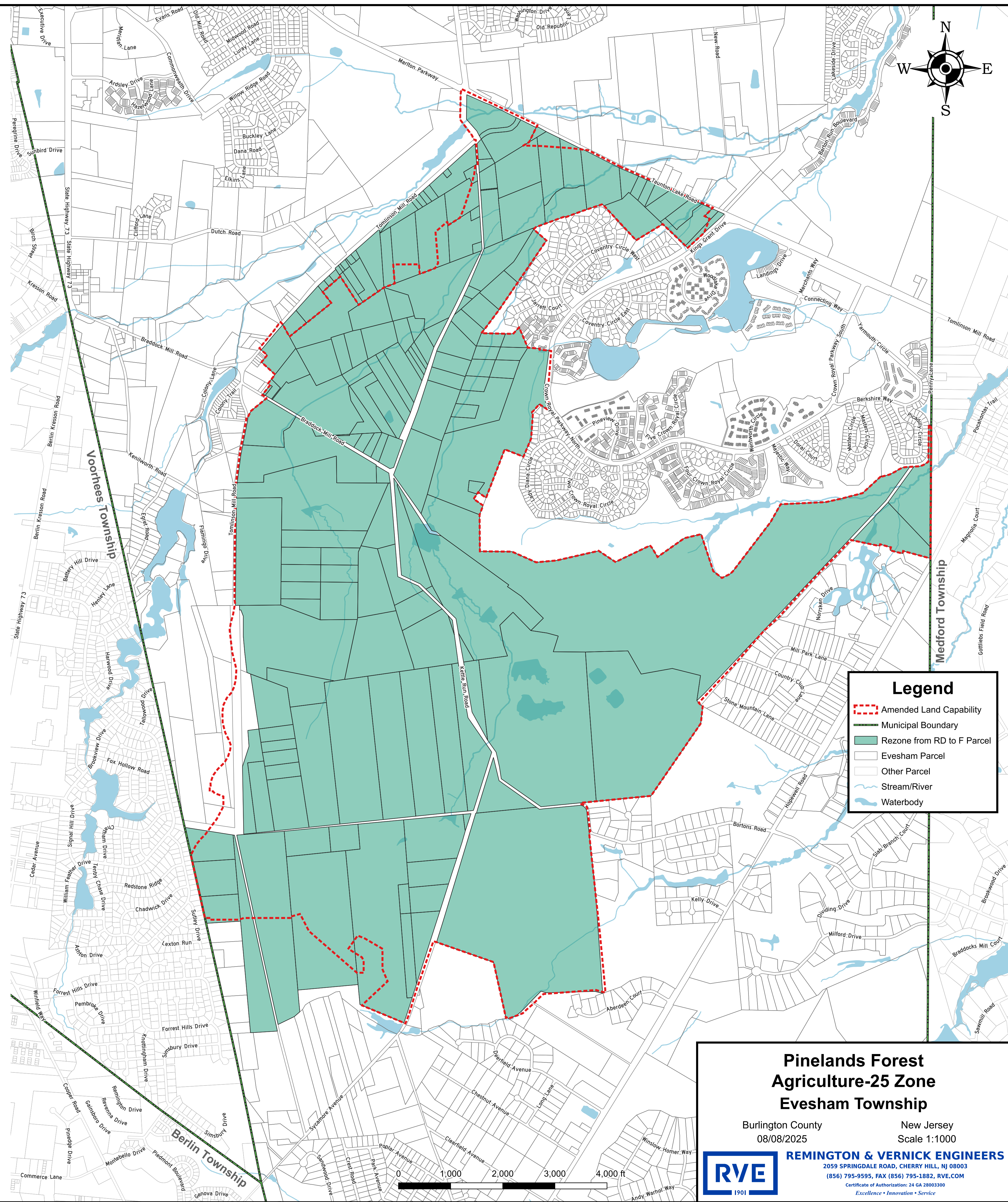
See following Page RVE mapping and property list.

Block	Lot	Property Location
41	1	270 TAUNTON LAKE ROAD
41	1.01	256 TAUNTON LAKE ROAD
41	1.02	292 TAUNTON LAKE ROAD
41	1.03	280 TAUNTON LAKE ROAD
41	1.04	276 TAUNTON LAKE ROAD
41	6	200 TAUNTON LAKE ROAD
41	6.01	200 TAUNTON LAKE ROAD
41	6.02	200 TAUNTON LAKE ROAD
41	6.03	240 TAUNTON LAKE ROAD
41	7	200 TAUNTON LAKE ROAD
41	8	176 TAUNTON LAKE ROAD
41	9	176 TAUNTON LAKE ROAD
41	10	176 TAUNTON LAKE ROAD
41	11	176 TAUNTON LAKE ROAD
41	12	130 TAUNTON LAKE ROAD
41	12.01	130 TAUNTON LAKE ROAD
41	12.02	150 TAUNTON LAKE ROAD
41	12.03	130 TAUNTON LAKE ROAD
41	13	150 TAUNTON LAKE ROAD
41	14	150 TAUNTON LAKE ROAD
41	15	102 KETTLE RUN ROAD
41	15.01	100 KETTLE RUN ROAD
41	16	114 KETTLE RUN ROAD
41	16.01	150 TAUNTON LAKE ROAD
41	16.02	150 TAUNTON LAKE ROAD
41	17	120 KETTLE RUN ROAD
41	17.01	128 KETTLE RUN ROAD
41	17.02	130 KETTLE RUN ROAD
41	18.01	132C KETTLE RUN ROAD
41	18.02	132B KETTLE RUN ROAD
41	18.03	132A KETTLE RUN ROAD
41	18.04	132 KETTLE RUN ROAD
41	19	140 KETTLE RUN ROAD
41	20	140 KETTLE RUN ROAD
41	21	140 KETTLE RUN ROAD
41	22	158 KETTLE RUN ROAD
41	23	140 KETTLE RUN ROAD
41	24	144 KETTLE RUN ROAD
41	25	144 KETTLE RUN ROAD
41	26	154 KETTLE RUN ROAD
41	27	158 KETTLE RUN ROAD
41	28	136 KETTLE RUN ROAD
41	29	158 KETTLE RUN ROAD
41	29.01	148 KETTLE RUN ROAD
41	29.02	156 KETTLE RUN ROAD
41	30	176 KETTLE RUN ROAD
42	1	227 TOMLINSON MILL ROAD
42	1.01	251 TOMLINSON MILL ROAD
42	1.02	253 TOMLINSON MILL ROAD
42	1.03	239 TOMLINSON MILL ROAD
42	1.04	249 TOMLINSON MILL ROAD
42	2	109 KETTLE RUN ROAD
42	2.01	107 KETTLE RUN ROAD
42	3	115 KETTLE RUN ROAD

**Fully Contained Parcels**

Block	Lot	Property Location
42	3.01	115 KETTLE RUN ROAD
42	3.02	121 KETTLE RUN ROAD
42	4	277 TOMLINSON MILL ROAD
42	5	255 TOMLINSON MILL ROAD
42	6	261 TOMLINSON MILL ROAD
42	7	277 TOMLINSON MILL ROAD
42	8	261 TOMLINSON MILL ROAD
42	9	277 TOMLINSON MILL ROAD
42	10	277 TOMLINSON MILL ROAD
42	11	283 TOMLINSON MILL ROAD
42	11.01	281 TOMLINSON MILL ROAD
42	11.02	289 TOMLINSON MILL ROAD
42	11.03	293 TOMLINSON MILL ROAD
42	11.04	293 TOMLINSON MILL ROAD
42	11.05	283 TOMLINSON MILL ROAD
42	12	293 TOMLINSON MILL ROAD
42	13	293 TOMLINSON MILL ROAD
42	14	137 KETTLE RUN ROAD
42	15	141 KETTLE RUN ROAD
42	16	151 KETTLE RUN ROAD
42	17	137 KETTLE RUN ROAD
42	18	151 KETTLE RUN ROAD
42	19	151 KETTLE RUN ROAD
42	20	151 KETTLE RUN ROAD
42	21	151 KETTLE RUN ROAD
42	22	151 KETTLE RUN ROAD
42	23	151 KETTLE RUN ROAD
42	24	153 KETTLE RUN ROAD
42	24.01	153 KETTLE RUN ROAD
42	24.02	153 KETTLE RUN ROAD
42	25	161 KETTLE RUN ROAD
42	26	167 KETTLE RUN ROAD
42	27	167 KETTLE RUN ROAD
42	28	130 BRADDOCK MILL ROAD
42	29	130 BRADDOCK MILL ROAD
42	30	130 BRADDOCK MILL ROAD
46	1	355 TOMLINSON MILL ROAD
46	1.01	305 TOMLINSON MILL ROAD
46	1.02	305 TOMLINSON MILL ROAD
46	1.03	305 TOMLINSON MILL ROAD
46	2	341 TOMLINSON MILL ROAD
46	2.01	325 TOMLINSON MILL ROAD
46	3	
46	4	
46	14	196 BRADDOCK MILL ROAD
46	15	180 BRADDOCK MILL ROAD
46	15.02	190 BRADDOCK MILL ROAD
46	16.01	160 BRADDOCK MILL ROAD
46	20.01	122 BRADDOCK MILL ROAD
46	21	122 BRADDOCK MILL ROAD
46	22	102 BRADDOCK MILL ROAD
46	23	110 BRADDOCK MILL ROAD
46	23.01	106 BRADDOCK MILL ROAD
46	24	118 BRADDOCK MILL ROAD
46	24.01	118 BRADDOCK MILL ROAD
47	1	200 KETTLE RUN ROAD
47	2	220 KETTLE RUN ROAD
47	3	250 KETTLE RUN ROAD
47	4	280 KETTLE RUN ROAD
48	1	141 BRADDOCK MILL ROAD
48	2	139 BRADDOCK MILL ROAD

Block	Lot	Property Location
48	2.01	101 BRADDOCK MILL ROAD
48	2.02	185 BRADDOCK MILL ROAD
48	4	225 KETTLE RUN ROAD
48	5	225 KETTLE RUN ROAD
48	6	225 KETTLE RUN ROAD
48	7	225 KETTLE RUN ROAD
48	8	225 KETTLE RUN ROAD
48	9	225 KETTLE RUN ROAD
48	10	225 KETTLE RUN ROAD
48	11	225 KETTLE RUN ROAD
48	12	225 KETTLE RUN ROAD
48	13	225 KETTLE RUN ROAD
48	14	225 KETTLE RUN ROAD
48	15	225 KETTLE RUN ROAD
48	16	225 KETTLE RUN ROAD
48	17	275 KETTLE RUN ROAD
48	17.01	281 KETTLE RUN ROAD
48	18	251 KETTLE RUN ROAD
48	18.01	261 KETTLE RUN ROAD
48	19	
48	20	275 KETTLE RUN ROAD
48	21	275 KETTLE RUN ROAD
48	22	275 KETTLE RUN ROAD
48	23	275 KETTLE RUN ROAD
48	24	275 KETTLE RUN ROAD
48	25	559 TOMLINSON MILL ROAD
48	26	275 KETTLE RUN ROAD
48	27	559 TOMLINSON MILL ROAD
48	28	275 KETTLE RUN ROAD
48	29	275 KETTLE RUN ROAD
48	30	275 KETTLE RUN ROAD
48	31	275 KETTLE RUN ROAD
48	32	589 TOMLINSON MILL ROAD
48	33	581 TOMLINSON MILL ROAD
48	33.01	275 KETTLE RUN ROAD
52	1	75 KINGS GRANT DRIVE
52	1.01	101 KINGS GRANT DRIVE
52	1.02	99 KINGS GRANT DRIVE
53	1	60 HOPEWELL ROAD
53	2	60 HOPEWELL ROAD
54	1	396 KETTLE RUN ROAD
54	1.01	396 KETTLE RUN ROAD
54	2	145 BORTONS ROAD
56	1.01	401 KETTLE RUN ROAD
57	1	150 BORTONS ROAD
57	1.01	398 KETTLE RUN ROAD
59	1	620 TOMLINSON MILL ROAD
59	2	620 TOMLINSON MILL ROAD
59	3	620 TOMLINSON MILL ROAD
59	10	
60	1	601 TOMLINSON MILL ROAD
60	2	621 TOMLINSON MILL ROAD
60	3	601 TOMLINSON MILL ROAD
60	4	601 TOMLINSON MILL ROAD
60	6	601 TOMLINSON MILL ROAD
60	7	601 TOMLINSON MILL ROAD
60	7.01	451 KETTLE RUN ROAD
60	9	441 KETTLE RUN ROAD
60	9.01	601 TOMLINSON MILL ROAD
60	9.02	451 KETTLE RUN ROAD
60	10	421 KETTLE RUN ROAD



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 The various cadastral data shown on this map are referenced, in part, from ground surveys, aerial surveys and recorded plans, and documents, and are to be used for approximate location purposes only.  
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 Additional GIS resource data was provided by the New Jersey Geographic Information Network (NJGIN), the New Jersey Department of Transportation (NJDOT), the New Jersey Department of Environmental Protection (NJDEP), the New Jersey Office of Information Technology (NJGIT), and the New Jersey Office of GIS (NJOGIS). The data was obtained and provided by the various New Jersey Departments at the New Jersey Geographic Information Network (NJGIN) <https://njgis-newjersey.opendata.arcgis.com>. This secondary product has not been verified by (NJGIN/NJGIT/NJOGIS/NJDOT/NJDEP) and is not state-authorized.  
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 • NAD 83 (horizontal datum)  
 • New Jersey State Plane Coordinate System  
 • English units (US Survey feet)  
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REVISIONS				
Nr	DESCRIPTION	DATE	BY	CHK BY
1				
2				
3				
4				

**Pinelands Forest  
Agriculture-25 Zone  
Evesham Township**

Burlington County  
08/08/2025

New Jersey  
Scale 1:1000

**REMINGTON & VERNICK ENGINEERS**  
 2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08003  
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## I. Appendix C – Split zoned lots, Courtesy RVE

### Split Lots

pams_pin	pcblock	pcplot
0313_11.37_22	11.37	22
0313_35.30_20	35.30	20
0313_26_5.01	26	5.01
0313_35.15_12.03	35.15	12.03
0313_15.03_122	15.03	122
0313_35.30_18.04	35.30	18.04
0313_37.01_17.09	37.01	17.09
0313_89.05_1	89.05	1
0313_1.01_2	1.01	2
0313_81.07_15	81.07	15
0313_35.15_12.02	35.15	12.02
0313_15.03_120	15.03	120
0313_11.02_51	11.02	51
0313_26_8.02	26	8.02
0313_58.03_14	58.03	14
0313_52.19_55	52.19	55
0313_53_1	53	1
0313_38_1.02	38	1.02
0313_1.08_76	1.08	76
0313_26_6	26	6
0313_35.30_19.02	35.30	19.02
0313_13.22_2	13.22	2
0313_15.03_125	15.03	125
0313_90_11	90	11
0313_11.37_16	11.37	16
0313_26_4	26	4
0313_44_3	44	3
0313_13.68_8	13.68	8
0313_15.03_112	15.03	112
0313_11.37_17	11.37	17
0313_44_2.02	44	2.02
0313_11.37_21	11.37	21
0313_15.03_121	15.03	121
0313_58.02_30	58.02	30
0313_11.37_23	11.37	23
0313_50_18	50	18
0313_37.01_14	37.01	14
0313_15.03_113	15.03	113
0313_35.30_19.01	35.30	19.01
0313_8.12_48	8.12	48
0313_11.37_18	11.37	18
0313_35.30_17	35.30	17
0313_15.03_200	15.03	200
0313_11.37_15	11.37	15
0313_35.19_26	35.19	26
0313_3.13_25	3.13	25
0313_11.37_20	11.37	20
0313_11.37_10	11.37	10
0313_37.01_17.03	37.01	17.03
0313_15.03_124	15.03	124
0313_35_5	35	5
0313_11.37_19	11.37	19
0313_15.03_123	15.03	123
0313_90_13	90	13
0313_35.15_12.01	35.15	12.01
0313_44_16	44	16
0313_37.01_13	37.01	13
0313_44_8.02	44	8.02
0313_58.02_1	58.02	1
0313_19.01_4	19.01	4
0313_19_1.01	19	1.01
0313_49_8	49	8
0313_4.09_21	4.09	21
0313_4.09_22	4.09	22
0313_37.01_11	37.01	11
0313_19.01_2	19.01	2
0313_3_1	3	1
0313_4.01_26.02	4.01	26.02
0313_4.01_21.01	4.01	21.01
0313_4.01_12.01	4.01	12.01
0313_15.03_167	15.03	167
0313_54_6	54	6
0313_50.03_4	50.03	4
0313_50.03_2	50.03	2