



Township of Evesham.

<https://evesham-nj.org/departments/construction>

984 Tuckerton Road • Marlton • NJ 08053 • 856-983-2900 • Township Code Book: <https://www.ecode360.com/EV0481>

Land Development Application Form

The application must be filed with the board **at least 20-days prior** to the hearing date.

Application Fee is Nonrefundable.

RECEIVED

JUN 03 2024

Application Fee (94-10): \$ 250.00
Escrow (initial deposit): \$ 4000.00

Date received: _____
PB or ZBA #: 224-14
HPC App #: _____

If you are not familiar with the Township Zoning Code (Ch. 160), please see the Township Administrative Officer for assistance or visit the Community Development webpage: <http://www.evesham-nj.org/index.php/forms-comm-dev> or Application Checklists: Attachments to Chapter 94 Land Use Regulations

1. SITE INFORMATION **ZONE DISTRICT:** RD-2 Rural Residential

Property Address: 77, 79 & 80 Hopewell Road

Block/s: 55 Lot/s: 3, 3.17 and 3.18

Development Name: Narozanick Minor Subd. Home Owners Association: YES NO

Is the property within the Pinelands. YES NO

Present Use: Residential/Vacant Land Proposed Use: Residential/Vacant Land

Proposed Development Name: Narozanick Minor Subdivision

Proposed Number of Phases of Construction: 0 (no new construction)

2. APPLICANT & OWNER INFORMATION

Applicant Name: William Narozanick (Owner Lot 3.18)

Mailing Address: P.O. Box 2505, Vincentown, NJ 08088

Phone #: [REDACTED] Email: [REDACTED]

Form of Ownership: Individual Partnership Corporate
 Government Nonprofit Utility

If applicant is not the owner, state applicant's authority to bring this application and specific interest in application (i.e. agent for owner, equitable interest, agreement of sale): Lisa Gayle Narozanick (Power of Attorney for George Van Istendal)

Property Owner Name: George Van Istendal (Owner Lots 3 and 3.17)

Property Owner Address: 79 Hopewell Road, Marlton, NJ 08053

Phone #: [REDACTED] Email: _____

Form of Ownership: Individual Partnership Corporate
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3. APPLICATION TYPE: Check as many items as applicable.

- Bulk Variance/s Use Variance Conditional Use Informal/Concept Review
- Appeal of Decision Interpretation of Zoning Map or Ordinance
- Waiver of Development Standards Submission Waiver or Ordinance Requirements

Subdivision Application:

- Minor Subdivision Major Sub. Preliminary Major Sub. Final
- 3 Total Number of lots to be created 0 Total Proposed Dwellings

Amend Prior Subdivision Approval/s: Please provide copies of the prior resolutions of approval and any supplemental information. Resubmission of previously memorialized approval from 12/17/2018. Previous approval was never perfected. (Resolution #ZB-18-36 attached)

Site Plan Application:

- Minor Site Plan Preliminary Major Site Plan Final Major Site Plan

Amend Prior Site Plan Approval/s: Please provide copies of the prior resolutions of approval and any supplemental information. _____

4. ROADWAY JURISIDCTION:

- NJ State County Route Municipal Road

5. PROPERTY DIMENSIONS:

- a. Total Area in square feet or acres: 86.69 acres b. Frontage in feet: 1,578.44 ft
- c. Corner property: Yes or No

6.A. SUBDIVISION INFORMATION:

1. Number of proposed lots: 3 (3 existing lots - lot line adjustment)
2. Average lot size in square feet or acres: 28.9+/- acres
Proposed: 8.51 to 40.78 acres Required: 4 acres
3. Average Street Frontage: 526+/- ft
Proposed: 0 to 1,014.57 ft. Required: 200 ft (width)
4. Will any new streets be created? Yes No
5. Purpose of Subdivision:
Residential Industrial Mixed Use Commercial
Office Agriculture Other (Describe): Lot line adjustment -
no new construction proposed.



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7. UTILITIES: (Complete if subdivision and/or site plan are requested)

- a. What is the present source of potable water? Well Municipal
- b. Is the present water source adequate to service the proposed development? Yes No
- c. If the present water source is not adequate, how will the development receive potable water? _____

d. Is municipal water service capacity presently available? Yes No

e. Has application been made for municipal water connection permits? Yes No

If yes, how many _____ and when _____

f. Will an existing well be used? Yes No

g. Are any new wells to be used? Yes No

h. Has the potability of the well water been certified? Yes No

i. Is the property serviced by municipal sewer? Yes No

j. Will the development require additional sewer lines? Yes No

k. Can the existing connection service the development? Yes No

l. Is sewer capacity presently available? Yes No

m. Has application been made for municipal sewer connection permit(s)? Yes No

If yes, how many _____ and when _____

n. Have any municipal water connection permits been obtained? Yes No

If yes, how many _____ and when _____

o. Have any municipal sewer connection permits been obtained? Yes No

p. Is there any existing septic system? Yes No

q. Can the existing septic system service the development? Yes No

r. Is a new septic system proposed? Yes No

If yes, state the type:

- Conventional
- Alternative

- Waterless toilet w/ gray water
- Other (describe) _____

s. Has application been made for an on-site septic system(s)? Yes No

If yes, how many 4 and when Pre-existing

t. Has the application been approved? Yes No

If yes, and when Pre-existing
system proposed.

u. Gas: (check)

- Natural Proposed Existing
- Propane Proposed Existing

Electric: (check)

- Above ground Proposed Existing
- Below ground Proposed Existing



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9. VARIANCES: Complete for variance applications. **Public Notice (15-16) must be completed by the applicant in compliance with the requirements of the New Jersey Municipal Land Use Law. A copy of the public notice and proof of service are required.**

A. Briefly describe each variance requested and provide Zoning Code Section from which relief is being sought: (see following pages)

B. If a "d" variance is requested, what are the special reason(s) which support your application: (This type of variance can only be heard by the Zoning Board of Adjustment) (see following pages)

C. If a "c" variance is requested, what are the exceptional property conditions which prevent you from complying with the zoning ordinance? (see following pages)

D. If a "c" variance is requested and you contend there are no exceptional property conditions, how will the Municipal Land Use Act be advanced if the variance were to be granted and how would the benefits of a variance outweigh any detriment? N/A

E. Supply a brief statement of facts showing why the requested variance can be granted without substantial detriment to the public good and without substantial impairment to the intent and purpose of the Township's zoning plan and zoning ordinance: (see following pages)

10. WAIVERS: (Complete if waiver/s requested) Attach additional pages if necessary.

A. Subdivision or Site Plan Filing: Briefly describe each filing requirement (submission) waiver you are seeking: (see following pages)

Applicant: William Narozanick
Block: 55
Lots: 3, 3.17 and 3.18

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9. VARIANCES:

A. List of variances requested.

1. Section 160-12: (C-Bulk Variance) "All lots for single family detached houses be contiguous for a distance of at least 25 feet to an improved street, road or avenue maintained by Evesham Township..."
2. Section 160-58.E(1): (C-Bulk Variance) "...area and dimensional regulations as set forth in Table 5, RD-2 Performance Regulations..."
3. Section 160-29(A): (D – Use Variance) "... no lot shall have thereon more than one freestanding residential building or more than one permitted principal or condition residential use."

B. If a "D" Variance is requested, what are the special reason(s) that support your application:

- Existing Lot 3.17 has three (3) existing residential structures on it. Existing Lot 3.18 has one (1) existing residential structure on it. Existing Lot 3 is vacant land. This use variance should be granted as the two (2) proposed lots will each have two (2) existing residential uses and these lots will both be at least 8 acres in area, which would account for the minimum lot area density of 4 acres per residential lot. Proposed Lot 3.19 is proposed to have 8.51 acres and Proposed Lot 3.20 is proposed to be 40.78 acres. This results in a minimum density of one (1) residential structure per the minimum 4 acres of land (average 12.3+/- acres per residential structure). Proposed Lot 3.21 will remain as vacant land.

C. If a "C" Variance is requested, what are the exceptional property conditions which prevent special reason(s) that support your application:

Where a minimum contiguous distance of 25 feet for each lot along an improved street, road or avenue maintained by Evesham Township is required, both Proposed Lots 3.19 and 3.20 are accessed by private easements and are not fronting on a public street, road or avenue. As a result of the proposed minor subdivision/lot line adjustment, these lots will still be accessed by the same private easements.

Where a minimum front yard setback of 75 feet is required, Proposed Lots 3.19 and 3.20 have proposed front setbacks of 35.2 feet and 66.9 feet. These structures and existing and these setbacks are not changing as a result of the proposed minor subdivision/lot line adjustment.

Where a minimum rear yard setback of 50 feet is required, Proposed Lot 3.19 has 2 residential structures that are 33.4 feet and 34.9 feet from the rear property line. These improvements are existing and these setbacks are not changing as a result of the proposed minor subdivision/lot line adjustment.

E. The bulk variances described above can be granted without substantial detriment to the public good and without substantial detriment to the intent and purpose of the Township's zoning plan and zoning

Applicant: William Narozanick
Block: 55
Lots: 3, 3.17 and 3.18

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ordinance. These residential structures have existed under the current ownership for many years, no new lots are being created and the no further residential structures are proposed on these lots.

10. WAIVERS: The following waivers are being applied for:

ENVIRONMENTAL ASSESSMENT REPORT – no physical changes are proposed to the site.

ENVIRONMENTAL IMPACT REPORT & CULTURAL RESOURCES SURVEY – no physical changes are proposed to the site.

TRAFFIC IMPACT STUDY – no physical changes are proposed to the site.

METES & BOUNDS DESCRIPTION – Temporary request – will submit at a later date and minor subdivision will be filed by deed upon memorialization by Evesham Township Zoning Board.

LOCATION OF SPECIMEN TREES – no clearing proposed.

WETLANDS DELINEATION – no new lots or construction proposed.

SOILS INFORMATION – No construction or disturbance of soils proposed.

SPOT ELEVATIONS AT PROPERTY CORNERS – topography from aerial.

VARIANCE LIST – There are no new variances created by the lot line adjustment. There are 3 existing non-conformities that cannot be resolved with this application.



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B. Subdivision or Site Plan Filing: Briefly describe each Design Standard Waiver you are seeking: (see following pages)

11. INTERPRETATION - APPLICATION: For Zoning Board of Adjustment only.

Attach a statement of contentions and provide Code Section(s) in question.

12. APPEAL DECISION OF ZONING OFFICER OR BUILDING INSPECTOR - APPLICATION:

Attach a statement which includes the following: (1) Description of the order, determination or decision being appealed (hereinafter called "adverse ruling"), (2) Name and Title of enforcing officer, (3) Date adverse ruling was issued, (4) Date applicant received adverse ruling, (5) Why you allege the adverse ruling is in error, (6) The relief you are seeking, and (7) If the adverse ruling is upheld, do you request that a variance be considered?

13. OTHER AGENCIES OR PRIOR APPROVALS REQUIRED:

| Agency | Yes or No | Date Submitted |
|--|-----------|-------------------------------------|
| A. Burlington County Planning Board | No | |
| B. Burlington County Soil Conservation | No | |
| C. Pinelands Commission | Yes | Certificate of Filing Feb. 28, 2024 |
| D. NJ Department of Transportation | No | |
| E. NJ Department of Environmental Protection | No | |
| F. Other: (Describe) | N/A | |

14. SUBMISSION ITEMS: Plans, surveys, reports, & other items included with application.

| Item/Exhibit | Date/Last Revision | Prepared By |
|--|--------------------|--------------------------|
| Minor Subdivision - Lot Line Adjustment Plan | 5/1/2024 | James Sassano Associates |
| | | |
| | | |
| | | |
| | | |

15. SUPPLEMENTAL INFORMATION:

A. Have there been any previous applications for this property filed with the Planning Board or Zoning Board?

Planning Board: Yes No Zoning Board: Yes No

If yes, state the nature, date and disposition of each prior application: A similar application was submitted and memorialized by the Evesham Township Zoning Board as of December 17, 2018. Previous approval was never perfected. (Resolution #ZB-18-36 attached)



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B. Describe any deed restrictions affecting the property: Existing Deed Restricted Private Open Space remains in place on Proposed Lots 3.19 and 3.20. Proposed Lot 3.21 to be deed restricted from any future development.

C. Describe any proposed deed restrictions: Proposed Lot 3.21 to be deed restricted from any future development.

D. Describe any easements or rights of way affecting the property: Existing Right & Privilege Easement for Maintenance of Lake & Dam (Lot 3.21). Existing Ingress/Egress Easement to Block 55, Lots 3.01 to 3.08, 3.11, 3.14, 3.19 to 3.21, 10, 11 & 12.

E. Describe any easements or rights of way proposed by the applicant: Proposed access easement to Lots 3.19 and 3.20 through Lot 3.21 connecting Hopewell Road to the Ingress/Egress Easement.

16. CORRESPONDENCE: In addition to the applicant, to whom should Township and/or the Board Professional/s correspondence be sent?

| | |
|---------------------------------------|--|
| Name: <u>William Narozanick</u> | Address: <u>P.O. Box 2505, Vincentown, NJ 08088</u> |
| Name: <u>James A. Sassano, P.L.S.</u> | Address: <u>41 S. Rt. 73 Suite 201, Hammonton NJ 08037</u> |
| Name: _____ | Address: _____ |

17. APPLICANT PROFESSIONAL & EXPERT WITNESS LIST:

A. Name & Profession (Attorney, Engineer, Planner etc): James A. Sassano, P.L.S. (Surveyor)
James Sassano Associates, Inc.
Mailing Address: 41 South Route 73, Bldg. 1, Suite 201, Hammonton NJ 08037
Phone #: [REDACTED] Email: jim@jsaengineering.com

B. Name & Profession (Attorney, Engineer, Planner etc): _____
Mailing Address: _____
Phone #: _____ Email: _____

C. Name & Profession (Attorney, Engineer, Planner etc): _____
Mailing Address: _____
Phone #: _____ Email: _____

D. Name & Profession (Attorney, Engineer, Planner etc): _____
Mailing Address: _____
Phone #: _____ Email: _____



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18. CERTIFICATIONS:

A. TAX COLLECTOR CERTIFICATION (Proof of Payment)

It is hereby certified that all taxes, municipal liens, and utility charges for the address and block and lot below are paid and current as of June 3, 2024.

Address: 77, 79 & 80 Hopewell Road

Block/s: 55

Lot/s: 3, 3.17 & 3.18

Property Owner: Lots 3 & 3.17 - George Van Istendal & Lot 3.18 William Narozanick

Kathryn Merck / m/z June 3, 2024
Evesham Township Tax Collector Signature and Date

B. APPLICANT CERTIFICATION:

The undersigned certify they are the applicant(s) named in the foregoing application or the undersigned certify they are legally authorized to submit the foregoing application and may sign this Certification on behalf of the applicant. The undersigned certify the information stated in the foregoing application and submissions made therewith are true and correct. If any of the foregoing statements are willfully false, the undersigned understand they are subject to punishment.

[Signature] 5/15/24
Applicant Signature Date

Print Name: William Narozanick
Print Title: Applicant/Owner

[Signature] 5/15/24
Applicant Signature Date

Print Name: William Narozanick
Print Title: _____

C. OWNER CERTIFICATION:

The undersigned hereby certify that he/she/it/they is/are the owner(s) of the property which is the subject of the foregoing application and that the applicant named therein has been authorized to submit said application to the Planning Board or Zoning Board of Evesham Township. The undersigned certify he/she/it/they is/are said owner(s) or is/are legally authorized to sign this certification on behalf of the owner. The undersigned realize that if any of the foregoing statements are willfully false, he/she/it/they is/are subject to punishment

[Signature] 5-15-24
Owner Signature Date

Print Name: William Narozanick
Print Title: Applicant/Owner

[Signature] 5-15-24
Owner Signature Date

Print Name: George Van Istendal
Print Title: Lisa Gayle Narozanick (P.O.A.)



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CERTIFICATION OF CORPORATE/PARTNERSHIP

To be completed if the applicant is a corporation/partnership and if the application seeks permission to subdivide a parcel of land into six (6) or more lots, or seeks a variance to construct a multiple dwelling of twenty-five (25) or more family units, or seeks site plan approval of a site to be used for commercial purposes in accordance with N.J.S.A. 40:55D-4B.1.

The undersigned hereby certifies that he/she is an authorized representative of the applicant named in the foregoing application and that the applicant is a corporation [] partnership []. The undersigned hereby certifies that the name and address of all shareholders or individual partners owning at least 10% of the stock of the corporation or at least 10% of the interest in the partnership is:

Print Name:
N/A

Print Address:

The undersigned realizes that if any of the foregoing statements are willfully false, he/she is subject to punishment.

Signature

Print Name: _____

Print Title: _____

Date: _____

If any of the above owners is a corporation or partnership, the applicant is required to disclose the name and address of each individual holding a 10% interest, or greater, in the named corporation or partnership which shall be divulged in the same format as the above pursuant to N.J.S.A. 40:50D- 48.2). (Attach separate sheet if needed).

This application was prepared by: _____

Print Name

JUN 03 2024



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D. AGREEMENT TO PAY FEES: This agreement, made and entered on 6/3 2024 by and between the Township of Evesham, a Municipal Corporation of the State of New Jersey (hereinafter TOWNSHIP) and _____ (hereinafter DEVELOPER), is made upon the following terms and conditions.

DEVELOPER INFORMATION AND CONTACT/S

Project Name: Narozanick Minor Subdivision

Applicant Name: William Narozanick Escrow Contact Name: W. Narozanick

Federal ID or Social Security Number (Must match W9): _____

Phone #: _____ Email: _____

Applicant Mailing Address: P.O. Box 2505, Vincentown, NJ 08088

Notice: DEVELOPER agrees that all notices or refunds shall be mailed to the following address (note if different to above): _____

1. Agreement to Pay Fees: DEVELOPER hereby covenants and agrees to pay all charges and fees imposed by the TOWNSHIP in connection with the application for development filed contemporaneously herewith. Such fees include, but are not limited to, application fees, attorney review fees, engineer review fees planner review fees, copy costs and postage applicable to this application.

2. Escrow Deposit: TOWNSHIP hereby acknowledges receipt of \$ 4,000.00, said sum being a cash deposit to be placed in a TOWNSHIP trust account to cover the cost of the aforementioned review and inspection fees. Such sum shall be charged periodically as fees and charges accrue and the balance of the escrow sum, if any, after all charges and fees have been paid shall be returned to DEVELOPER.

3. Additional Payments: The DEVELOPER agrees to pay any additional sum required to pay charges and fees not covered by the escrow deposit within fifteen (15) days after the date of receipt of a notice of deficiency by the appropriate Township Office. The DEVELOPER understand and agrees to pay such sum notwithstanding any dispute as to the reasonableness of the fees and charges.

4. Contest of Reasonableness: DEVELOPER agrees that the reasonableness and/or accuracy of any fee or charge may be challenged within seven (7) days of receipt of the professional's billing advice copy and in accordance with the Code of the Township of Evesham. DEVELOPER understands and agrees that the aforesaid procedures shall be the sole and exclusive method of challenging the reasonableness and/or accuracy of charges and fees and hereby waives any longer statute or limitations.

5. Notice: See Developer information and contact/s above

6. Transferability: DEVELOPER understands and agrees that this contract agreement is not transferable, in whole or in part, nor can the DEVELOPER relieve himself/herself from obligation as stated in this contract agreement until such time as said DEVELOPER provides an acceptable dated replacement contract agreement to relieve said DEVELOPER of any further obligation as stated in this contract agreement. This transfer of obligation shall commence on the later of the date of the acceptance by the TOWNSHIP of this replacement contract agreement.

7. Collection: Should the DEVELOPER fail to pay any amount required to be paid hereunder when due, TOWNSHIP shall be entitled to pursue all remedies at law or equity. Interest shall accrue at rate of 18% per annum simple interest on all sums unpaid after the due date. The TOWNSHIP may collect a reasonableness attorney fee which shall not be less than \$300.00 should litigation for the purpose of collecting any sum be commenced.

Signed Developer 5/15/24
Date