



# Township of Evesham.

www.evesham-nj.org

984 Tuckerton Road • Marlton • NJ 08053 • 856-983-2900 • [Township Code](#)

## Land Development Application Form

Use this form for **Residential** variance/s for pools, sheds, fences, or additions.

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

Application Fee is Nonrefundable.

RECEIVED

SEP 19 2024

Escrow (initial deposit): \$150.00  
\$600.00

Date received: \_\_\_\_\_  
PB or (ZBA) #: 224-19  
HPC App #: \_\_\_\_\_

If you are not familiar with the To 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

Property Address: 11 CLANCY CT MARLTON NJ 08053

Block/s: 15.10 Lot/s: 164

Development Name: LEGACY OAKS Home Owners Association: YES  NO

Is the property within the Pinelands. YES  NO

Present Use: SINGLE FAMILY DETACHED Proposed Use: SINGLE FAMILY DETACHED

### 2. APPLICANT/OWNER INFORMATION

Applicant Name: DEMEO CONSTR. CORP JOHN F. De MEO

Mailing Address: 13 CHELSEA CT MARLTON NJ 08053

Phone #: \_\_\_\_\_ Email: DEMEOCONSTR@gmail.com

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): \_\_\_\_\_

AGENT FOR OWNER

Property Owner Name: MARILYN & MARK WALTZER

Property Owner Address: 11 CLANCY CT MARLTON NJ 08053

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_ .com

### 3. APPLICATION TYPE: Check as many items as applicable.

- Bulk Variance  Use Variance  Conditional Use
- Informal Review  Interpretation of Zoning Map or Ordinance
- Appeal of Decision  Waiver of Development Standards
- Other (describe) \_\_\_\_\_



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**4. ROADWAY JURISIDCTION:**  NJ State  County Route  Municipal Road

**5. PROPERTY DIMENSIONS:**

a. Total Area in square feet or acres: 5536 ft<sup>2</sup>      b. Frontage in feet: 50.33  
c. Corner property: Yes  or No

**6. SITE PLAN INFORMATION:**

	Existing	Proposed	Required
a. Minimum Lot Area (sf) or acres	<u>5536 sf</u>	<u>5536 sf</u>	
b. Building coverage limit (%)	<u>40.64</u>	<u>44.54</u>	
c. Front Yard Setback (ft)	<u>20</u>	<u>20</u>	
d. Side Yard Setback (ft)	<u>6.2</u>	<u>6.2</u>	
e. Rear Yard Setback (ft)	<u>26.79</u>	<u>18.17</u>	
f. Frontage (ft)	<u>50.33</u>	<u>50.33</u>	
g. Impervious coverage limit (%)	<u>46.51</u>	<u>54.46</u>	<u>55% MAX</u>
f. Clearing Limits (%)			

Type of Building Construction:  Brick  Frame  Other

Architectural Style: \_\_\_\_\_

**NOTES:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. VARIANCES:** Complete for variance applications. Sections 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: REAR SET BACK (REQUIRED 20' REQUESTED 18.17') ADDITION (REQUIRED 12.79' FOR COVER PATIO) ON GRADE  
CODE 160-74 AND ASSOCIATED PERFORMANCE REGULATIONS TABLE 18

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) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

C. If a "c" variance is requested, what are the exceptional property conditions which prevent you from complying with the zoning ordinance? 12' DEPTH OF THE NEW ROOM (11'6" INSIDE CLEAR SPACE) IS A REASONABLE SIZE FOR A SUN ROOM IF WE STAY WITHIN THE 20' REAR SETBACK DIMENSION, THE INSIDE OF THE NEW ROOM WOULD ONLY BE 9'6"



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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? THIS ADDITION WOULD INCREASE THE APPEAL OF THE PROPERTY FOR THE COMMUNITY. SINCE THIS IS A RARE ADDITION, IT WILL HAVE A MINIMAL DETRIMENT

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: SINCE THIS IS A RARE ADDITION, IT WILL HAVE A MINIMAL DETRIMENT TO THE PUBLIC GOOD OR THE INTENT AND PURPOSE OF THE TOWNSHIP'S ZONING PLAN AND ORDINANCE.

**8. INTERPRETATION - APPLICATION:** For Zoning Board of Adjustment only.  
Attach a statement of contentions and provide Code Section(s) in question.

**9. 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?

**10. OTHER AGENCIES OR PRIOR APPROVALS REQUIRED:**

Agency	Yes or No	Date Submitted
A. <u>Burlington County Planning Board</u>		
B. <u>Burlington County Soil Conservation</u>		
C. <u>Pinelands Commission</u>		
D. <u>NJ Department of Transportation</u>		
E. <u>NJ Department of Environmental Protection</u>		
F. <u>Other: (Describe)</u>		

**11. SUBMISSION ITEMS:** Plans, surveys, photos, reports, & other items included with application.

Item/Exhibit	Date/Last Revision	Prepared By



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### 12. 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

B. Describe any deed restrictions affecting the property: NONE

C. Describe any proposed deed restrictions: NONE

D. Describe any easements or rights of way affecting the property: NONE

E. Describe any easements or rights of way proposed by the applicant: NONE

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

Name: MARILYN WATZER Address: 11 CLANCY CT MARLTON NJ 08053  
Name: \_\_\_\_\_ Address: \_\_\_\_\_  
Name: \_\_\_\_\_ Address: \_\_\_\_\_

### 14. APPLICANT PROFESSIONAL & EXPERT WITNESS LIST:

A. Name & Profession (Attorney, Engineer, Planner etc): \_\_\_\_\_

JOHN F. DEMEO NSPE LIC # 30933

Mailing Address: 13 CHELSIA CT MARLTON NJ 08053

Phone #: [REDACTED] Email: DEMECONSTR@gmail.com

B. Name & Profession (Attorney, Engineer, Planner etc): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

C. Name & Profession (Attorney, Engineer, Planner etc): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_



# Township of Evesham.

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

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RECEIVED

SEP 19 2024

Z24-19  
"C" variance

**D. AGREEMENT TO PAY FEES:** This agreement, made and entered on 9-18-2024 by and between the Township of Evesham, a Municipal Corporation of the State of New Jersey (hereinafter TOWNSHIP) and MARILYN E MARK WALTZER homeowner (hereinafter DEVELOPER), is made upon the following terms & conditions.

**INFORMATION AND CONTACT/S:** Entity responsible for escrow

Project Name: WALTZER ADDITION

Applicant Name: MARILYN WALTZER Escrow Contact Name: MARILYN WALTZER

Applicant/entity name responsible for the escrow must match the name submitted on the W9

Phone #: [REDACTED] Email: [REDACTED]

Applicant Mailing Address: 11 CHANCE CT MARLTON NJ 08053

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

**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 \$ 600<sup>00</sup>, 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.

Marilyn J. Waltzer  
Signed Developer

9-18-24  
Date