



Township of Evesham.

www.evesham-nj.org

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

RECEIVED

SEP 23 2024

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.

Application Fee (94-10): \$150

Escrow (initial deposit): \$600

Date received: _____

PB or ZBA #: 224-20

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:

Property Address: 21 Aberdeen Ct. Marlton, NJ 08053

Block/s: 68.01 Lot/s: 9

Development Name: Arbor Walk Home Owners Association: YES NO

Is the property within the [Pinelands](#). YES NO

Present Use: residence

Proposed Use: residence w/ pool

2. APPLICANT/OWNER INFORMATION

Applicant Name: Christina Mulhearn

Mailing Address: 21 Aberdeen Ct. Marlton, NJ 08053

Phone #: [REDACTED] Email: [REDACTED].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): _____

Property Owner Name: Christina Mulhearn

Property Owner Address: 21 Aberdeen Ct. Marlton, NJ 08053

Phone #: [REDACTED] Email: [REDACTED].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 JURISDICTION:

NJ State County Route Municipal Road

5. PROPERTY DIMENSIONS:

a. Total Area in square feet or acres: 43,660 square feet b. Frontage in feet: _____
c. Corner property: Yes or No

6. SITE PLAN INFORMATION:

	Existing	Proposed	Required
a. Minimum Lot Area (sf) or acres	1	1	1
b. Building coverage limit (%)	_____	_____	_____
c. Front Yard Setback (ft)	_____	_____	_____
d. Side Yard Setback (ft)	_____	_____	_____
e. Rear Yard Setback (ft)	_____	_____	_____
f. Frontage (ft)	_____	_____	_____
g. Impervious coverage limit (%)	13.7%	19.8%	20%
f. Clearing Limits (%)	33.4%	44.4% + replant plan	40%

Type of Building Construction: Brick Frame Other

Architectural Style: _____

NOTES: _____

7. 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: Variance to exceed clearing limit by 4.4%.
As part of this application process we would like to also include the application for permit

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? _____
The property was cleared prior to us selecting the lot. We would not have wanted to clear many trees from the front and side yard had we had the choice. We were told by the developer that a pool would not be a problem since they cleared the minimum amount of trees to



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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? _____
We plan to replant more trees than the minimum of 40% to make up the difference.

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 attached: VarianceC_Mulhearn.pdf

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. Burlington County Planning Board		
B. Burlington County Soil Conservation		
C. Pinelands Commission		
D. NJ Department of Transportation		
E. NJ Department of Environmental Protection		
F. Other: (Describe)		

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

Item/Exhibit	Date/Last Revision	Prepared By
Replant Plan (Replanting_PoolPlan_Mulhearn.pdf)		9/16/24 Swim-Mor
VarianceC_Mulhearn_Responses.pdf.	9/16/24.	Homeowner
Mulhearn_Pool Plan 9-9-24.pdf.	9/9/24.	MGC Associates



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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: _____

C. Describe any proposed deed restrictions: _____

D. Describe any easements or rights of way affecting the property: _____

E. Describe any easements or rights of way proposed by the applicant: _____

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

Name: Rosemary Franco Address: 920 Lake Drive, Mt. Ephraim, NJ 08059

Name: _____ Address: _____

Name: _____ Address: _____

14. APPLICANT PROFESSIONAL & EXPERT WITNESS LIST:

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

Mailing Address: _____

Phone #: _____ Email: _____

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

Mailing Address: _____

Phone #: _____ Email: _____

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

Mailing Address: _____

Phone #: _____ Email: _____



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15. 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 8-30-24.

Address 21 Aberdeen Ct Marlton, NJ 08053

Block/s: 6701

Lot/s: 9

Property Owner Christina Mulhearn

Shirley McNealey, Deputy Collector

Evesham Township Tax Collector Signature and Date

8-30-24

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.

Christina Mulhearn 8/30/24

Applicant Signature

Date

Applicant Signature

Date

Print Name: Christina Mulhearn

Print Name: _____

Print Title: _____

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.

Christina Mulhearn 8/30/24

Owner Signature

Date

Owner Signature

Date

Print Name: Christina Mulhearn

Print Name: _____

Print Title: _____

Print Title: _____

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D. AGREEMENT TO PAY FEES: This agreement, made and entered on 01/20/24, by and between the Township of Evesham, a Municipal Corporation of the State of New Jersey (hereinafter TOWNSHIP) and CHRISTINA MULLHEARN (hereinafter DEVELOPER), is made upon the following terms and conditions.

DEVELOPER INFORMATION AND CONTACT/S

Project Name: MULLHEARN FAMILY POOL
Applicant Name: CHRISTINA MULLHEARN Escrow Contact Name: CHRISTINA MULLHEARN
Federal ID or Social Security Number (Must match W9): [REDACTED]
Phone #: [REDACTED] Email: [REDACTED]
Applicant Mailing Address: 31 ABERDEEN CT, MARLTON, NJ 08053
Notice: DEVELOPER agrees that all notices or refunds shall be mailed to the following address (note if different to above): [REDACTED]

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, 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 statue 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.

[Signature] 08/07/2024
Signed Developer Date