



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

RECEIVED

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

Application Fee is Nonrefundable.

MAY 03 2024

Application Fee (94-10): \$500.00
Escrow (initial deposit): \$2500.00

Date received: _____
PB o ZBA #: 224-12
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: C-1 Commercial District

Property Address: 631 Route 73 South

Block/s: 36

Lot/s: 1.07

Development Name: N/A

Home Owners Association: YES NO

Is the property within the Pinelands. YES NO

Present Use: Billboard

Proposed Use: Billboard

Proposed Development Name: N/A

Proposed Number of Phases of Construction: 1

2. APPLICANT & OWNER INFORMATION

Applicant Name: WA Outdoor Advertising, LLC

Mailing Address: 298 Kresson-Gibbsboro Road, Voorhees, NJ 08043

Phone #: 609-760-2636 Email: wes@aducatatoutdoor.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: MA II, LP

Property Owner Address: 298 Kresson-Gibbsboro Rd. Voorhees, NJ 08043

Phone #: 609-760-2636 Email: wes@aducatatoutdoor.com

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
- _____ Total Number of lots to be created _____ Total Proposed Dwellings

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

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 JURISDICTION:

- NJ State County Route Municipal Road

5. PROPERTY DIMENSIONS:

- a. Total Area in square feet or acres: 187 SF b. Frontage in feet: 10
- c. Corner property: Yes or No

6.A. SUBDIVISION INFORMATION:

1. Number of proposed lots: N/A
2. Average lot size in square feet or acres: _____
Proposed: _____ Required: _____
3. Average Street Frontage: _____
Proposed: _____ Required: _____
4. Will any new streets be created? Yes No
5. Purpose of Subdivision:
Residential Industrial Mixed Use Commercial
Office Agriculture Other (Describe): _____



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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 None
- b. Is the present water source adequate to service the proposed development? Yes No N/A
- 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 N/A
- 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 N/A
- 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 N/A
- l. Is sewer capacity presently available? Yes No N/A
- m. Has application been made for municipal sewer connection permit(s)? Yes No N/A
- If yes, how many _____ and when _____
- n. Have any municipal water connection permits been obtained? Yes No N/A
- If yes, how many _____ and when _____
- o. Have any municipal sewer connection permits been obtained? Yes No N/A
- p. Is there any existing septic system? Yes No
- q. Can the existing septic system service the development? Yes No N/A
- r. Is a new septic system proposed? Yes No
- If yes, state the type:
- | | |
|---------------------------------------|---|
| <input type="checkbox"/> Conventional | <input type="checkbox"/> Waterless toilet w/ gray water |
| <input type="checkbox"/> Alternative | <input type="checkbox"/> Other (describe) _____ |
- s. Has application been made for an on-site septic system(s)? Yes No N/A
- If yes, how many _____ and when _____
- t. Has the application been approved? Yes No N/A
- If yes, and when _____
- u. Gas: (check) N/A
- | | | |
|----------------------------------|-----------------------------------|-----------------------------------|
| Natural <input type="checkbox"/> | Proposed <input type="checkbox"/> | Existing <input type="checkbox"/> |
| Propane <input type="checkbox"/> | Proposed <input type="checkbox"/> | Existing <input type="checkbox"/> |
- Electric: (check)
- | | | |
|---------------------------------------|--|-----------------------------------|
| Above ground <input type="checkbox"/> | Proposed <input type="checkbox"/> | Existing <input type="checkbox"/> |
| Below ground <input type="checkbox"/> | Proposed <input checked="" type="checkbox"/> | Existing <input type="checkbox"/> |



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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 addendum

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) Testimony to be provided at hearing.

C. If a "c" variance is requested, what are the exceptional property conditions which prevent you from complying with the zoning ordinance? Testimony to be provided at hearing.

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? Testimony to be provided at hearing.

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: Testimony to be provided at hearing.

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: N/A



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B. Subdivision or Site Plan Filing: Briefly describe each Design Standard Waiver you are seeking:
N/A

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	No	
D. NJ Department of Transportation	Yes	Permit #76952
E. NJ Department of Environmental Protection	No	
F. Other: (Describe)		

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

Item/Exhibit	Date/Last Revision	Prepared By
See cover letter submitting application.		

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: _____



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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

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

Name: <u>Richard J. Hoff, Jr., Esq.</u>	Address: <u>25 Chestnut St., Suite 3, Haddonfield, NJ 08033</u>
Name: <u>Richard J. Clemson, P.E.</u>	Address: <u>41 S. Route 73, Bldg. 1, Ste 201, Hammonton, NJ</u>
Name: <u>Tiffany A. Morrissey, P.P.</u>	Address: <u>7 Equestrian Dr., Galloway, NJ 08205</u>

17. APPLICANT PROFESSIONAL & EXPERT WITNESS LIST:

A. Name & Profession (Attorney, Engineer, Planner etc): Attorney
Richard J. Hoff, Jr., Esq., Bisgaier Hoff, LLC
Mailing Address: 25 Chestnut Street, Suite 3, Haddonfield, New Jersey 08033
Phone #: 856-375-2803 Email: rhoff@bisgaierhoff.com

B. Name & Profession (Attorney, Engineer, Planner etc): Engineer
Richard J. Clemson, P.E., James Sassano Associates, Inc.
Mailing Address: 41 South Route 73, Bldg. 1, Ste 201, Hammonton, NJ 08037
Phone #: 609-704-1155 Email: rick@jsaengineering.com

C. Name & Profession (Attorney, Engineer, Planner etc): Planner
Tiffany A. Morrissey P.P.
Mailing Address: 7 Equestrian Drive, Galloway, New Jersey 08205
Phone #: 856-912-4415 Email: tamorrissey@comcast.net

D. Name & Profession (Attorney, Engineer, Planner etc): Traffic Engineer
David Shropshire, P.E., Shropshire Associates, LLC
Mailing Address: 277 White Horse Pike, Suite 203, Atco, New Jersey 08004
Phone #: 609-714-0400 Email: dshropshire@sallc.org



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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 5-6-24.

Address: 631 Route 73 South

Block/s: 36

Lot/s: 1.07

Property Owner: MA II, LP

[Handwritten Signature] 5-6-24

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.

[Handwritten Signature] 4/16/24
Applicant Signature Date

Applicant Signature Date

Print Name: Wesley Aducat
Print Title: Manager

Print Name: _____
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

[Handwritten Signature] 4/16/24
Owner Signature Date

Owner Signature Date

Print Name: Wesley Aducat
Print Title: President

Print Name: _____
Print Title: _____



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CERTIFICATION OF CORPORATE/PARTNERSHIP

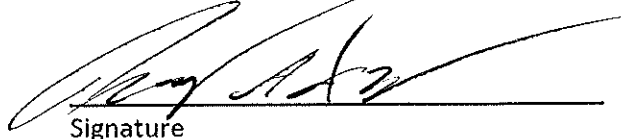
To be completed if the applicant is a corporation/partnership and if the application seeks permission to subdivide a parcel of land into six (6) or more lots, or seeks a variance to construct a multiple dwelling of twenty-five (25) or more family units, or seeks site plan approval of a site to be used 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:
Wesley Aducat

Print Address:
298 Kresson-Gibbsboro Road, Voorhees, NJ 08043

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



Signature

Print Name: Wesley Aducat
Print Title: Manager
Date: 4/16/17

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: Richard J. Hoff, Jr., Esq.

Print Name

