



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

FEB 25 2025

Application Fee (94-10): \$300 ^{owes} 2100.00

Escrow (initial deposit): \$1,850 ^{owes} 1900.00

Date received:

PB or ZBA #: 225-01

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: MD

Property Address: 48 N MAPLE AVE

Block/s: 20.12 Lot/s: 17

Development Name: Maple Ave Mixed Use Home Owners Association: YES NO

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

Present Use: OFFICE

Proposed Use: OFFICE + APARTMENT

Proposed Development Name: Maple Ave Renovations

Proposed Number of Phases of Construction: 1

2. APPLICANT & OWNER INFORMATION

Applicant Name: TG Properties LLC

Mailing Address: 601 S. White Horse Pike, Hammonton, NJ 08037

Phone #: 856-466-2841 Email: tom@grubbagency.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: TG Properties LLC

Property Owner Address: 601 S. White Horse Pike, Hammonton, NJ 08037

Phone #: 856-466-2841 Email: tom@grubbagency.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 Site Plan Waiver Interpretation of Zoning Map or Ordinance
- Waiver of Development Standard Submission Waiver Other _____

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 JURISIDCTION: NJ State County Route Municipal Road

5. PROPERTY DIMENSIONS:

- a. Total Area in square feet or acres: 22,500 SF b. Frontage in feet: 150'
- c. Corner property: Yes or No

6.A. SUBDIVISION INFORMATION:

1. Number of proposed lots: 1 [existing]
 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
- 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 _____ and when _____
- t. Has the application been approved? Yes No
If yes, and when _____

u. Gas: (check)

- Natural Proposed Existing
Propane Proposed Existing

Electric: (check)

- Above ground Proposed Existing
Below ground Proposed Existing

FEB 26 2025



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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: Variance from code section 160-64 is requested to permit mixed use with commercial office on the 1st floor/basement and a new two bedroom residential apartment on the second.

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) The property is already situated as an office, including its parking, due to its previous use as an office for prof. services. It is located in an area where such use is common together with residential. The use will keep the prior commercial nature and add a residential component consistent with current zoning.

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

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? _____

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: _____
The proposed non-conforming office use is a pre-existing use at the propoerty.
The one apartment (one-family dwelling) is in line with the allowable one family dwellings permitted in the MD zoning district. The use is also consisent with commercial uses and similar mixed uses in the area.

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: Minor site plan waiver requested. Partial site plan & designs included for informational purposes. No changes will be made to topography, traffic flow, parking, drainage, floor area/footprint of structure, setbacks. Anticipated small reduction to impervious cover.



Township of Evesham.

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B. Subdivision or Site Plan Filing: Briefly describe each Design Standard Waiver you are seeking:
Not applicable.

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	no	
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
Renovation Plans	Feb 3, 2025	Ben Estipani
Zoning Permit denial letter	Jan 29, 2025	Evesham Township

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 zoning permit application was submitted on January 17, 2025 for renovation of an existing building for the mixed use proposed herein. It was denied by letter dated 1/29/2025 on basis that the mixed use is not a listed permitted use in the zone and that a variance was required.



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B. Describe any deed restrictions affecting the property: n/a

C. Describe any proposed deed restrictions: n/a

D. Describe any easements or rights of way affecting the property: n/a

E. Describe any easements or rights of way proposed by the applicant: n/a

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

Name: Anthony Valenti

Address: 1940 Rt. 70 E., Ste 4, Cherry Hill, NJ 08003

Name: _____

Address: _____

Name: _____

Address: _____

17. APPLICANT PROFESSIONAL & EXPERT WITNESS LIST:

A. Name & Profession (Attorney, Engineer, Planner etc): Anthony Valenti, Esq., attorney
Boyle & Valenti Law, P.C.

Mailing Address: 1940 Rt. 70 E., Ste 4, Cherry Hill, NJ 08003

Phone #: 856-499-3335 Email: avalenti@b-vlaw.com

B. Name & Profession (Attorney, Engineer, Planner etc): Ben Estepani, AIA
Pace Architecture + Design, LLC

Mailing Address: 1722 E. Passyunk Ave, Philadelphia, PA 19148

Phone #: 215-650-9449 Email: ben@pace-ad.com

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 2-25-25.

Address: 48 N MAPLE AVE

Block/s: 20.12

Lot/s: 17

Property Owner: TG Properties LLC

[Signature] 2-25-25

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] 2-25-2025

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

Print Name: Thomas Grubb

Print Title: Sole Member

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

[Signature] 2-25-2025

Owner Signature _____ Date _____

Owner Signature _____ Date _____

Print Name: Thomas Grubb

Print Title: Sole Member

Print Name: _____

Print Title: _____



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

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:
Thomas Grubb

Print Address:
343 Mount Laurel Road, Mount Laurel, NJ 08054

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



Signature

Print Name: Thomas Grubb
Print Title: Sole Member
Date: 2-25-2025

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: Anthony Valenti, Esq.

Print Name



Township of Evesham.

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984 Tuckerton Road • Marlton • NJ 08053 • 856-983-2914 • [Township Code](#) [FAQ webpage](#)

D. AGREEMENT TO PAY FEES: This agreement, made and entered on Feb 25 2025, by and between the Township of Evesham, a Municipal Corporation of the State of New Jersey (hereinafter TOWNSHIP) and TG Properties LLC (hereinafter DEVELOPER), is made upon the following terms and conditions.

INFORMATION AND CONTACT/S Entity responsible for escrow-Property Owner or Developer

Project Name: Maple Ave Renovations

Applicant Name: TG Properties LLC

Escrow Contact Name: Thomas Grubb

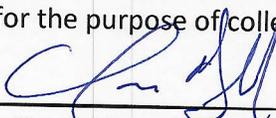
Applicant/entity name responsible for the escrow must match the name submitted on the W9

Phone #: 856-466-2841 Email: tom@grubbagency.com

Applicant Mailing Address: 601 S. White Horse Pike, Hammonton, NJ 08037

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 \$1,850, 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

2-25-2025
Date