



Evesham Township
DEPT. OF COMMUNITY DEVELOPMENT - ZONING
984 TUCKERTON ROAD
MARLTON, NJ 08053
(856) 983-2914

Application Date:	1/17/2025
Application Number:	0014
Permit Number:	
Project Number:	
Fee:	\$100

Denial of Application

Date: 1/29/2025

To: TG PROPERTIES LLC
2047 LOCAS LANE
VOORHEES, NJ 08043

CC: APP TELE:(856) 466-2841

RE: 48 NORTH MAPLE AVENUE
BLOCK: 20.12 LOT: 17 QUAL: ZONE: MD

DEAR TG PROPERTIES LLC,

We are in receipt of the zoning permit application submitted on January 17, 2025 for renovation of an existing building for mixed use with a commercial office on the first floor/basement and a residential apartment on the second floor. The zoning permit is denied as the proposed mixed use is not listed as permitted use in the Medium Density (MD) Zone (160-64 of the Evesham Township Zoning Ordinance). A use variance approval from the Zoning Board of Adjustment would be needed for the proposed uses.

You may submit an application requesting a use variance from the Zoning Board of Adjustment. Please contact the Board Secretary at 856-983-2900 ext. 2083 for more information.

If you feel aggrieved by this denial, a notice of appeal is possible in accordance with New Jersey State Statute. The appeal must be filed with this office not later than twenty (20) days from the date of this notice per Chapter 15-4 of the Township Code. The appeal would be heard before the Zoning Board of Adjustment. Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from the Board Secretary.

Your zoning application has been placed in the inactive files in the Zoning Department of Community Development.

Please contact this office at 856-983-2900 ext. 2083 with any questions.

Sincerely,



JENNIFER A. NEWTON, ADMINISTRATIVE OFFICER

ZONING PERMIT APPLICATION

(Per Chapter 160-9 of Township Code)

RECEIVED

JAN 17 2025

TOWNSHIP OF EVESHAM

984 Tuckerton Rd, Marlton, NJ 08053 Phone (856) 983-2914 Fax (856) 983-6709

IMPORTANT: SEE REVERSE SIDE FOR MORE DETAILS. A CURRENT AND SCALED SURVEY IS REQUIRED. GRADING PLAN MAY BE REQUIRED PER CHAPTER 62-54. ZONING APPLICATION FEE IS NON-REFUNDABLE.

1) BLOCK 20.12 LOT 17 ZONING DISTRICT MD AFFORDABLE HOUSING UNIT: Yes/NO
ARE YOU PART OF A HOMEOWNER ASSOC? Yes/NO WELL&SEPTIC? Yes/NO IF YES, SHOW ON SURVEY

2) APPLICANT'S NAME: (Evesham Business or Resident having work done. Not for Contractor Information.)

TG PROPERTIES LLC

ADDRESS (Location of Work): 48 N. MAPLE AVE 08053

PHONE: 215.650.9449 E-MAIL (required) BEN@PACE-AD.COM FAX: ---

USE OF PROPERTY: Former Use: OFFICE Proposed Use: OFFICE + 1 APT

DESCRIPTION OF WORK: EX 2 STORY BUILDING. EX OFFICE USE
TO REMAIN AT BASEMENT + FIRST FLOOR. NEW 2 BED APT AT
SECOND FLOOR. NEW ROOF CONFIGURATION, NEW 20 STEPS + RAMP

3) PROPERTY OWNER'S NAME: TG PROPERTIES LLC

(Entity or Person who owns Evesham property where work is being done.)

ADDRESS: 2077 LOCUS LANE VORHEES, NJ 08043

PHONE: 856.466.2841 FAX: --- CONTACT PERSON: TOM GRUBB

4) CIRCLE ONE PLEASE: I am the Property Owner, Contractor, Tenant, Other (specify ARCH) making this application. I hereby certify that the owner of record authorizes the proposed work and, as his/her/their agent, we agree to conform to all applicable laws and regulations of this jurisdiction.

Signature: [Signature] Print Name: BEN ESTEPANI Date: 1/15/25

5) CONTRACTOR'S NAME: TBD EMAIL: _____

ADDRESS: _____ PHONE: _____

6) PROPOSED SETBACKS (distance from property line): Front Line 45' 1/2" Rear Line 70' 6 1/4" Right Line 77' 8" Left Line 44' 2 1/2"
Fences: Height (front yard) X (side yard) X (rear yard) 6' Does fence enclose a pool? Yes _____ No X

FOR OFFICE USE ONLY

Proposed Project was approved by: Zoning Board _____ Planning Board _____ Approval # _____ Date _____

Grading Plan # _____ Engineer Approval _____ MUA Approval/Date _____

Application Approved with Conditions: _____

Application Denied: X Date: 1/29/25 Reason(s): Application Incomplete _____ Use Variance Required X Bulk Variance Required _____
Work requires prior approvals _____ Other _____

Cash _____ Check # 247 Receipt # 25-0166 Zoning Permit # 0004 Initials: LA Date: 1.17.25

Authorized Signature /Application Approved

Date