

PROPERTY OWNERS WITHIN 200 FEET

BLOCK 437.04-LOT 1
40 SILZER AVE
KANTA INTERNATIONAL INC
455 PLAINFIELD RD
EDISON NJ 08820

BLOCK 15 - LOT 2
225 SHARP ROAD
PUBLIC SERVICE ELECTRIC & GAS CO
80 PARK PLACE
NEWARK, NJ 07101

BLOCK 14.05 - LOT 2
1 SENECA COURT
SHARP ROAD, LLC C/O CONIFER, LLC
1000 UNIVERSITY AVE STE00
ROCHESTER, NY 14607

BLOCK 15 - LOT 2.01
245 SHARP ROAD
BADILLA, JOSEPH & MCCALL, ANDREW
245 SHARP ROAD
EVESHAM, NJ 08053

BLOCK 15 - LOT 2.02
241 SHARP ROAD
MCCOY, AMY R & WILLIAM (SESTATE)
241 SHARP ROAD
EVESHAM, NJ 08053

BLOCK 15 - LOT 1
251 SHARP ROAD
BUILDING SERVICES & CONSTR, LLC
265 SHARP ROAD
EVESHAM, NJ 08053

VARIANCE PLAN FOR 245 SHARP ROAD (BLOCK 15, LOT 2.01) TOWNSHIP OF EVESHAM BURLINGTON COUNTY, NEW JERSEY

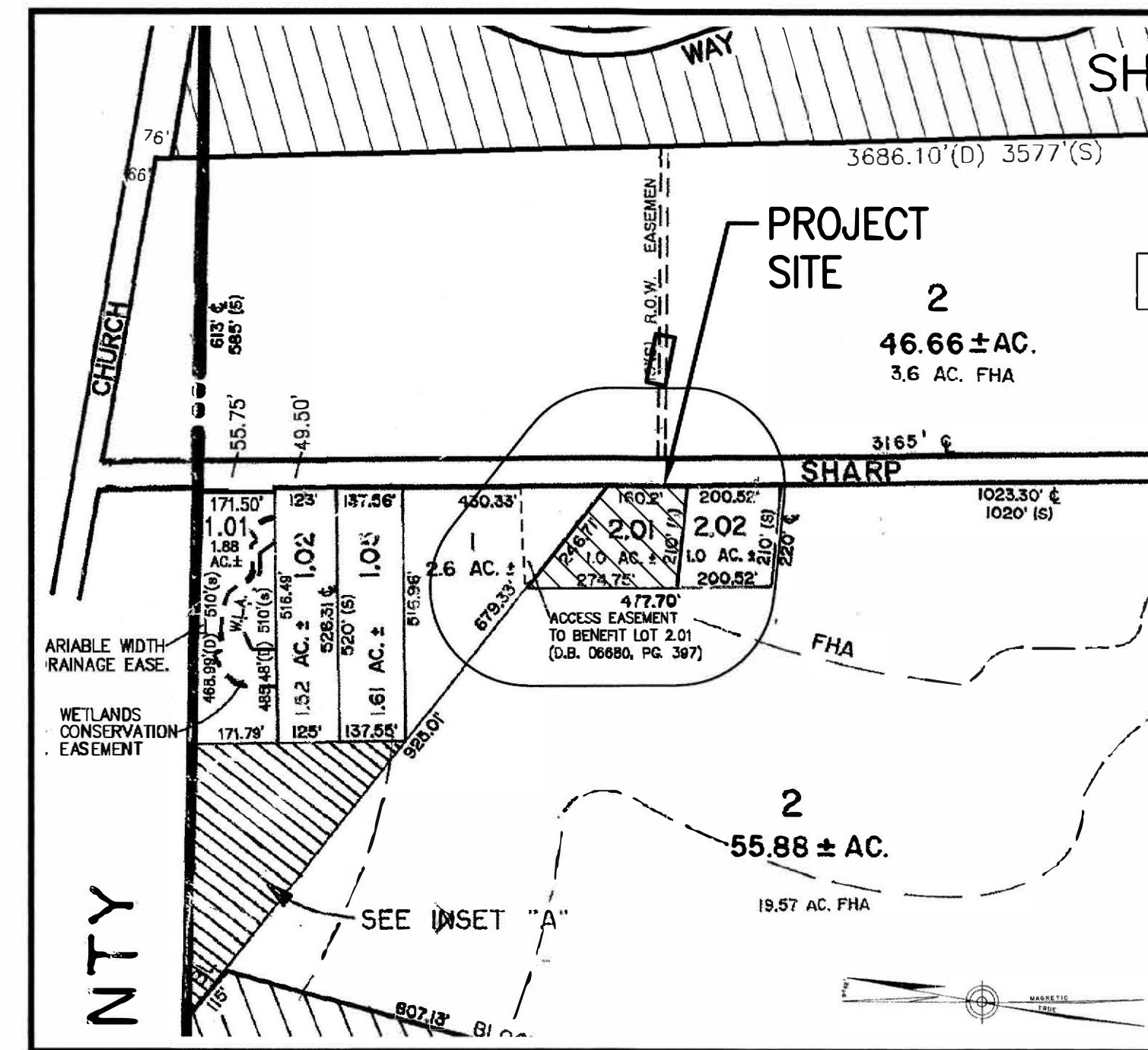
ZONE REQUIREMENTS

LD ZONE LOW-DENSITY RESIDENTIAL ZONE	ZONE REQUIREMENTS	EXISTING	PROPOSED
MINIMUM AREA REQUIREMENTS			
MINIMUM LOT AREA (AC)	2 ACRES	1.0 ACRE*	1.0 ACRE*
MINIMUM LOT WIDTH AT SETBACK (FT)	200	192.4*	192.4*
MAXIMUM CLEARING LIMIT RATIO	0.25	N/A	N/A
MINIMUM YARD SETBACK (FT) - PRINCIPAL BUILDING			
FRONT	100 FT	108.1 FT	108.1 FT
SIDE	50 FT	41.5 FT*	41.5 FT*
REAR	50 FT	71.1 FT	71.1 FT
MINIMUM YARD SETBACK (FT) - ACCESSORY BUILDING			
FRONT	N/A	N/A	N/A
SIDE	25 FT	2.7 FT*	2.7 FT*
REAR	25 FT	8.0 FT*	8.0 FT*
MAXIMUM IMPERVIOUS COVERAGE (%)	15%	31.6%*	32.6%*
MAXIMUM BUILDING HEIGHT (FT)	35 FT	< 35 FT	< 35 FT

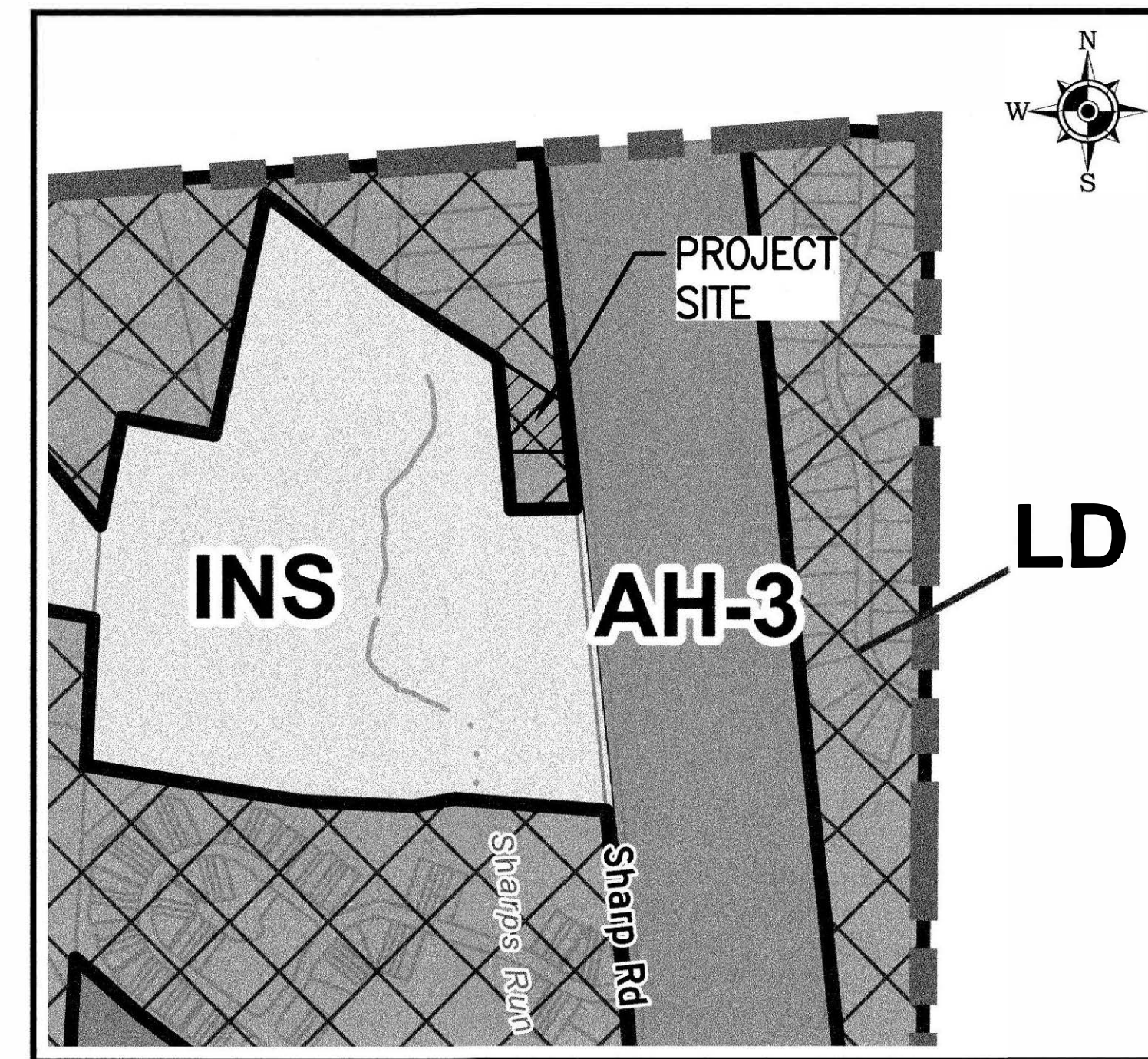
* EXISTING CONDITION
** VARIANCE REQUIRED

§160-63.E.
(2) THE FOLLOWING DIMENSIONAL REQUIREMENTS FOR ACCESSORY USES AND STRUCTURES SHALL APPLY:
(a) NO ACCESSORY USE OR STRUCTURE SHALL BE PERMITTED IN THE FRONT YARD SETBACK.
(b) THE SIDE AND REAR SETBACK SHALL BE EQUAL TO 1/2 OF THE REQUIREMENT FOR THE PRINCIPAL BUILDING, EXCEPT FOR SHEDS, LIMS THAN 150 SQUARE FEET IN AREA, WHICH MAY LOCATED NO CLOSER THAN FIVE FEET FROM A PROPERTY LINE.

NOTE:
THE ABOVE TABLE IS BASED ON SINGLE-FAMILY DETACHED, W/O PUBLIC WATER AND SEWER FROM TABLE 10 OF THE TOWNSHIP'S ORDINANCE FOR LD PERFORMANCE REGULATIONS (LEFT).



KEY MAP
1" = 300'



ZONING MAP
1" = 500'

Legend

- Municipal Boundary
- Parcel
- Stream
- Waterbody
- Zoning Designations**
- AH-3, Affordable Housing
- INS, Institutional
- LD, Low Density
- SEN-2, Senior Citizen Housing 2
- Overlays**
- MDR, Moderate Density Residential Overlay

ZONING

160 Attachment 10
Township of Evesham

Table 10: LD Performance Regulations
[Amended 5-17-2011 by Ord. No. 15-6-2011]

Permitted Uses	Minimum Tract Area	Density (dwelling units per acre)	Minimum Lot Area	Minimum Lot Width at Setback (feet)	Maximum Clearing Limit Ratio	Minimum Yard (in feet)			Maximum Impervious	Maximum Building Height (feet)
						Front	Side	Rear		
Agriculture	N/A	N/A	6 acres	100	0.80	25	10	10	0.02	35
Conservation areas and parks	N/A	N/A	10 acres	300	0.25	100	75	75	0.2	35
Single-family detached, w/o public water and sewer	N/A	0.5	2 acres	200	0.25	100	50	50	0.15	35
Conventional single-family detached w/public water and sewer	N/A	1	1 acre	150	0.25	60	25	40	0.2	35
Cluster single-family detached w/public water and sewer*	10 acres	1	12,000 square feet	100	0.50	30	20	20	0.5	35
Cemeteries	N/A	N/A	5 acres	200	0.50	50	50	50	0.5	35
Commercial Recreation	N/A	N/A	5 acres	300	0.50	50	50	50	0.4	35

* Minimum required open space area for cluster development (not including stormwater areas) is 40% of the total tract area. See also cluster provisions at § 160-19. Minimum required usable yard area for each lot is 20% of lot area.

MUNICIPAL APPROVALS

DATE _____ ZONING BOARD CHAIRPERSON _____

DATE _____ ZONING BOARD SECRETARY _____

DATE _____ ZONING BOARD ENGINEER _____

OWNER'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE PREMISES SHOWN ON THIS MAP AND AUTHORIZES AND CONSENTS TO THE FILING THEREIN IN THE OFFICE OF THE CLERK OF THE COUNTY OF BURLINGTON

OWNERS SIGNATURE _____ DATE _____

SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____, 202__

NOTARY PUBLIC OF NEW JERSEY _____

APPLICATION DATA

- OWNER/APPLICANT: ANDREW MCCALL, 245 SHARP ROAD, EVESHAM, NEW JERSEY, 08053
- ATTORNEY/AGENT: ERICA EDWARDS, ESQ., LAW OFFICES LLC, 47 EAST MAIN STREET, BUILDING 2, FLEMINGTON, NEW JERSEY 08822, TEL: 800-417-3792, FAX: 908-782-2786
- PROPERTY REFERENCE: BLOCK 15, LOT 2.01, TAX MAP SHEET #55
- PRESENT ZONING: LD, LOW-DENSITY RESIDENTIAL ZONE
- PROPOSED USE: THE APPLICANT WISHES TO CONSTRUCT A GRAVEL DRIVEWAY TO MAINTAIN ACCESS TO THEIR GARAGE FOLLOWING THE TERMINATION OF AN ACCESS EASEMENT WITH THE ADJACENT PROPERTY.

REVISIONS	
DATE	DESCRIPTION
02-07-2025	ISSUED FOR SUBMISSION

THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ENGINEER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR, CHANGES TO THE PLANS BY THE OWNER AND THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES. THE CONTRACTOR SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.

INDEX OF SHEETS	
SHEET No.	SHEET TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	PLOT PLAN

TITLE SHEET

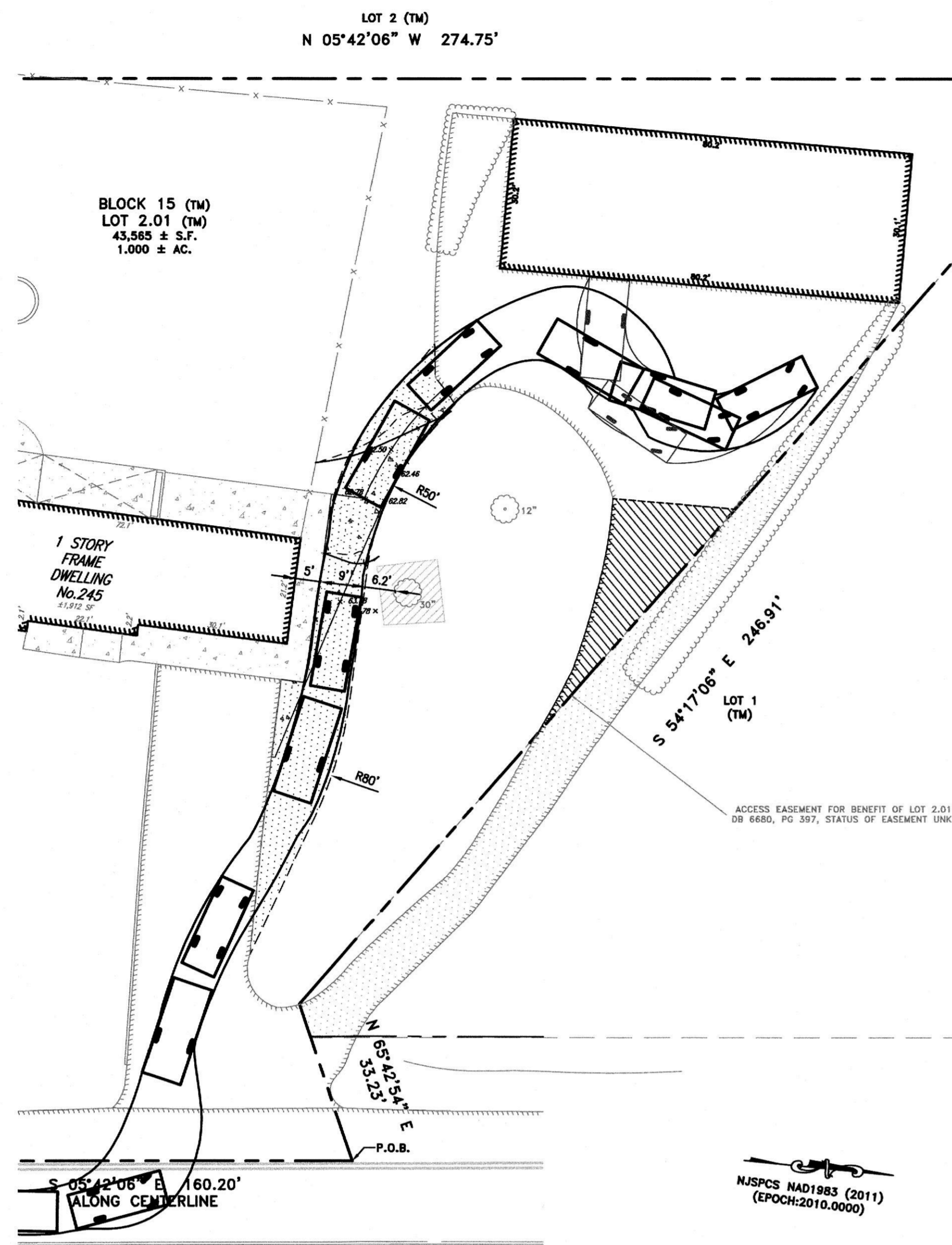
**VARIANCE PLAN FOR
245 SHARP ROAD
BLOCK 15, LOT 2.01**

SITUATED IN
TOWNSHIP OF EVESHAM
BURLINGTON COUNTY, NEW JERSEY

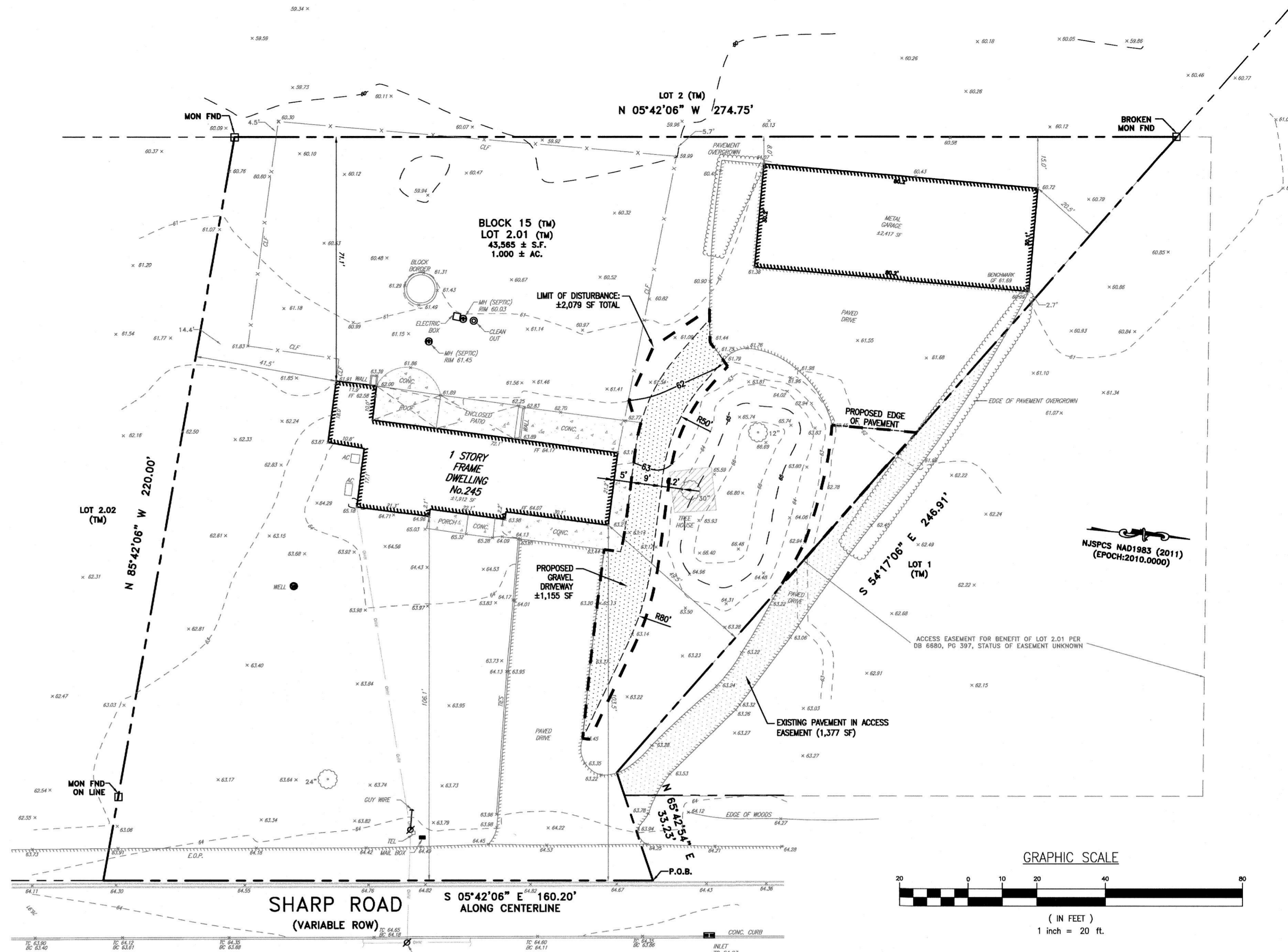
GROTTO ENGINEERING ASSOCIATES, LLC
ENGINEERS • PLANNERS • SURVEYORS
Certificate of Authorization No. 24GA27918300
77 BRANT AVENUE, SUITE 105
CLARK, NEW JERSEY 07066
(908) 272-8901 • (908) 272-8902 (fax)

FRANK W. FARRELL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. GE51556

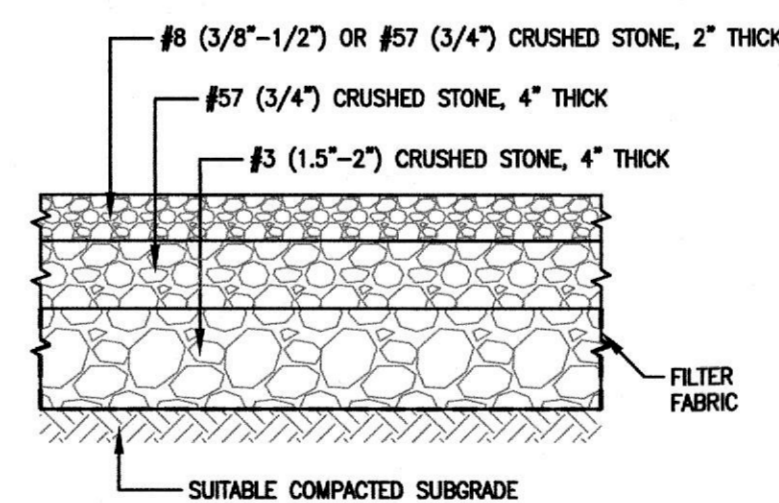
DATE: 11/22/2024 SCALE: AS SHOWN DRAWN: AIC CHECKED: FWF SHEET: 1 OF 3 JOB: PR-0308



VEHICLE SWEEP PATH DIAGRAM



PLOT PLAN



GRAVEL DRIVEWAY TYPICAL DETAIL
N.T.S.

NOTES:

- NO TREE REMOVAL IS PROPOSED.

REFERENCES:

- DEED BOOK 13665 PAGE 4903
- TOWNSHIP OF EVESHAM TAX MAP SHEET #3

SURVEY REFERENCE:

- EXISTING CONDITIONS AND TOPOGRAPHIC INFORMATION BASED UPON A SURVEY ENTITLED "BOUNDARY/TOPOGRAPHIC SURVEY, 245 SHARP ROAD, TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY, BLOCK 2.01 LOT 15", PREPARED BY BRUNSWICK SURVEYING, INCORPORATED, DATED OCTOBER 7, 2024, SIGNED ROBERT M. HORWATH, N.J.P.L.S., LICENSE NO. 27476.

REVISIONS	
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PLOT PLAN
VARIANCE PLAN FOR
245 SHARP ROAD
BLOCK 15, LOT 2.01
 SITUATED IN
 TOWNSHIP OF EVESHAM
 BURLINGTON COUNTY, NEW JERSEY

Grotto Engineering Associates, LLC
 ENGINEERS • PLANNERS • SURVEYORS
 Certificate of Authorization No. 24GA27918300
 77 BRANT AVENUE - SUITE 105
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FRANK W. FARRELL
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 651556

DATE: 11/22/2024 SCALE: 1" = 20' DRAWN: AJC CHECKED: FWF SHEET: 3 OF 3 JOB: PR-0308

© Grotto Projects\PR-0308 - 245 Sharp Rd., Evesham - Merion (Node: Mccol)\SHEETS\PR-0308 - 245 Sharp Rd., Evesham - Merion (Node: Mccol) - 2/7/2025.dwg 2/7/2025