



State of New Jersey

THE PINELANDS COMMISSION

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www.nj.gov/pinelands



PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

May 20, 2025

Gregory & Stephanie Fox (via email)
Belly Rubs Senior Dog Sanctuary
175 Taunton Lake Road
Evesham NJ 08053

Re: Application # 1983-9233.013
Block 38, Lots 8.01, 9.01 & 10
Evesham Township

Dear Mr. & Mrs. Fox:

Upon receipt of the required application review fee on March 31, 2025, we have reviewed the application and supplemental information received on March 28, 2025, proposing the following development:

Block 38, Lot 8.01 (4.9 acres)

- a. Interior renovations to an existing commercial kennel
- b. Placement of a 200 square foot shed
- c. 477 square foot gravel parking area expansion
- d. Construction of a 32 square foot platform for proposed air conditioning units
- e. Construction of a 120 square foot dumpster pad enclosure

Block 38, Lot 10 (3.8 acres)

- a. Replacement of an existing septic system, servicing an existing single family dwelling
- b. Construction of eight, six foot high chain link fence dog runs totaling 2,070 linear feet
- c. Construction of an approximately 350 foot long, four foot high spilt rail fence

Based on the submitted information, there is an existing commercial kennel on Lot 8.01 and an existing single family dwelling on Lot 10.

Based on a review of available information, it is unclear when the existing commercial kennel on Lot 8.01 was established. To proceed with this application, please submit a written determination from an appropriate Township official confirming that the existing kennel is a legally existing use and indicating the year in which the existing commercial kennel use was legally established on the parcel. Upon receipt, we will provide additional guidance as to whether an application is required.

Please be advised, as discussed during our February 10, 2025 pre-application meeting, most of the above referenced development does not require the completion of an application with the Commission. Please refer to Chapter 15-32 of the Evesham Township land use ordinance and the Evesham Township Director of Community Development for further guidance regarding development that does not require application to the Commission. Although an application is not required, this development must maintain consistency with all applicable environmental standards contained in the Evesham Township land use ordinance and the Pinelands Comprehensive Management Plan (CMP).

As general guidance, to meet wetland protection standards, development must either be located 300 feet from wetlands or no closer to wetlands than existing structures (buildings) on the parcel. No development may be proposed in wetlands on the parcel. Note that for any development that does not require application to the Commission, the Township retains the regulatory authority to determine if the proposed development will result in a “significant adverse impact” to wetlands and be consistent with wetland protection standards.

By copy of this letter, we are alerting the Evesham Township Director of Community Development to this matter.

Please submit all application-related materials, including large reports and plans, in digital format to appinfo@pinelands.nj.gov. All plans must be electronically signed and sealed, in .pdf format and multiple plan sheets must be consolidated into one .pdf.

Please include your application number on any submitted information. Within 30 days of receipt, the Commission will review and respond in writing to any submitted information.

If you have any questions, please contact the Regulatory Programs staff.

Sincerely,



Timothy Capella
Environmental Specialist

c: Thomas Fik (via email)
Kevin Rijs, Director of Community Development, Evesham Township (via email)