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September 19, 2025
22230 01

Re: Belly Rubs Senior Dog Sanctuary, Inc.
**Bulk Variance/Submission Waiver
Completeness Review**
175 Taunton Lake Road
Block 38, Lots 8.01, 9.01 and 10
Application #Z25-23

Ms. Jennifer Newton, Administrative Officer
Evesham Township Zoning Board
984 Tuckerton Road
Marlton, NJ08053

Dear Ms. Newton:

Our office has reviewed the information provided for completeness to the Township Submission Requirements. We offer the following comments:

Checklist Item #	
2	Providing an environmental assessment report: <i>The applicant is requesting a submission waiver. Our office recommends that the applicant provides a summary and work with the Board's Environmental Consultant to determine what additional information may be required.</i>
3	Providing an environmental impact report and cultural resources survey: <i>The applicant is requesting a submission waiver. The applicant is requesting a submission waiver. Our office recommends that the applicant provides a summary and work with the Board's Environmental Consultant to determine what additional information may be required.</i>
4	Traffic study: <i>The applicant is requesting a submission waiver.</i>
41	Turning Radii: <i>none are depicted. It is recommended that this information be provided at the proposed trash enclosure.</i>
45	Architectural Elevations: <i>The applicant is requesting a submission waiver. No new buildings are being contemplated.</i>
47	Easement: <i>Wetlands are depicted. Once the LOI has been received from the NJ DEP, additional information should be provided on the plan, particularly if a wetlands buffer is to be provided and perhaps placed in a conservation easement.</i>
48	Proposed easement: <i>Wetlands are depicted. Once the LOI has been received from the NJ DEP, additional information should be provided on the plan, particularly if a wetlands buffer is to be provided and perhaps placed in a conservation easement.</i>
51	Soil Erosion Plan: <i>The applicant is requesting a submission waiver. Disturbance on the site is minimal. Our office would request that tree protection fencing be provided where necessary.</i>
69	Residential construction contemplated, subsurface disposal testing: <i>The applicant is requesting a submission waiver. It is noted that while residential construction is not contemplated, the plans note: future septic disposal field to be recertified by the Burlington County Health Department. At this time, no further information is required.</i>

71	Spot elevations at property corners: <i>The applicant is requesting a submission waiver. Sufficient information is provided along the areas of proposed improvements.</i>
74	Landscaping Plan: <i>The applicant is requesting a submission waiver. No trees are proposed to be removed; in addition, buffering along the Lot 10 frontage is provided.</i>
75	Tree Protection Management Plan: <i>No trees are identified as being removed. Tree protection fencing should be provided as needed.</i>
77	Lighting Plan: <i>The applicant is requesting a submission waiver. It is noted that a “flood light” is proposed. As a minimum lighting information should be provided at this location.</i>

1. At this time, the application is deemed incomplete. The applicant should provide the information required for items #2, 3 and 77. The other items can be provided by testimony and/or as a condition of any board approval.
2. The revised plans should update the title block to include all lots subject to this application.
3. The coverage analysis should include all existing coverage as well as what is proposed.
4. The Taunton Lake Road should be labeled.
5. An updated list of submission waivers should be provided.

Permits and Approvals

6. The applicant shall secure any and all approvals, licenses, permits and letters of no interest as required by any other board, agency or entity jurisdiction over the subject application or property. The following permits and approvals may be required:
 - a. Burlington County Planning Board
 - b. NJ DEP
 - c. Burlington County Health Department (septic system)
 - d. New Jersey Pinelands Commitments
 - e. Any and all others that may be required

Administrative

7. All future resubmissions of the plans shall clearly indicate a revision date and be accompanied by a response letter addressing all comments from the Township staff in a point-by-point fashion.
8. We reserve the opportunity to make further comments in our review of plans should additional information become available to address this initial review.

Should you or the applicant have any questions, please do not hesitate to contact the undersigned.

Sincerely yours,



Stacey Arcari, PE, PP, CME, PTOE
Board Traffic Engineer



Rakesh R. Darji, PE, PP, CME
Board Engineer

RRD/mbs

CC: Kevin Rjis, Director of Community Development
Alan Fox, Esq., Applicant's Attorney
Greg Fox, Applicant
Mark A. Remsa, Applicant's Planner
Thomase Fik, Applicant's Engineer