



State of New Jersey

THE PINELANDS COMMISSION

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

September 30, 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:

We have reviewed the information received on August 8, 2025, August 15, 2025 and September 25, 2025 regarding this application for expansion of an existing commercial kennel and other development on the above referenced 10.24 acre parcel. I apologize for the delay in responding.

By letter dated May 20, 2025, we requested that a written determination from an appropriate Township official confirming that the kennel is a legally existing use and indicating the year in which the commercial kennel use was legally established on the parcel. The submitted information included an August 7, 2025 letter from Evesham Township's Director of Community Development which indicated that the commercial kennel has legally existed on the parcel since 1965. The August 7, 2025 letter addresses our previous request.

Development That Does Not Require Application to the Commission:

The existing commercial kennel is located on 4.9 acre Block 38, Lot 8.01. Based upon the regulations contained in the Pinelands Comprehensive Management Plan (CMP, N.J.A.C. 7:50-4.1(a)8 ii), the following development proposed in association with the existing dog kennel on Block 38, Lot 8.01 does not require an application to the Commission:

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

Wetlands Protection Regulations

Although the development listed in a., b., c. and d. above does not require application to the Commission, it must maintain consistency with the wetlands protection regulations contained in the Evesham Township land use ordinance and the CMP. The Township land use ordinance and the CMP

require a buffer to wetlands of 300 feet unless it is demonstrated that a lesser buffer will not result in a “significant adverse impact” on the wetland. Based upon a site inspection, all the proposed development listed in a., b., c., and d. above will be located within 300 feet of wetlands. In addition, wetlands are more extensive on the parcel than delineated on the submitted plan. Development within the required buffer to wetlands is inconsistent with the wetlands protection regulations unless the Township determines that, based upon the limits of existing development on the parcel, the development listed in a., b., c., and d. will not result in a “significant adverse impact” to wetlands.

Development That Does Require Application to the Commission:

The proposed installation of eight dog runs totaling 2,070 linear feet on Block 38, Lot 10 constitutes an expansion of the existing commercial use and requires the completion of an application with the Commission.

Based on a Commission staff site inspection, the proposed installation of eight dog runs will be located within the required buffer to wetlands. Based upon their size and proximity to wetlands, it is unlikely that the Commission could approve an application for the installation of eight dog runs within the required buffer to wetlands.

If you wish to complete an application for the proposed installation of eight dog runs on Block 38, Lot 10, please advise in writing and we will identify the remaining application requirements to complete such an application with the Commission.

Based on available information, the 10.24 acre parcel is in Evesham Township’s RD-1 zoning district (Pinelands Rural Development Area). Commercial uses are not permitted in this zoning district. The existing commercial kennel use on Block 38, Lot 8.01 is currently a nonconforming use. The Township land use ordinance (Section 160-30(G)) contains a provision allowing the 50% expansion of any nonconforming use existing on January 14, 1981. If you decide to pursue an application with the Commission, please first discuss this permitted use issue in the Township’s RD-1 zoning district with an approximate municipal official.

Development That May Require Application to the Commission

With respect to the proposed interior renovations to the existing commercial dog kennel on Block 38, Lot 8.01, it is unclear whether the proposed interior renovations to the existing commercial kennel require application to the Commission. For example, the conversion of 1,000 square feet of storage area to office area would require application to the Commission. Please provide a description of the proposed interior renovations and a breakdown, in square feet, of the existing and proposed interior layout of the commercial kennel. Upon receipt, we will provide further guidance as to whether the proposed interior renovations require application to the Commission.

Proposed Installation of a Fence

There is an existing single family dwelling on 3.8 acre Block 38, Lot 10. Based upon the regulations contained in the CMP (N.J.A.C. 7:50-4.1(a)13), the installation of an approximately 350 foot long spilt rail fence on Block 38, Lot 8.01 does not require an application to the Commission.

Replacement of an Existing Septic System

The submitted information also proposes the replacement of an existing septic system that services the existing single family dwelling on Block 38, Lot 10. Based upon the regulations contained in the CMP (N.J.A.C. 7:50-4.1(a)10), the replacement of the existing septic system on Block 38, Lot 8.01 does not require an application to the Commission.

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,

A handwritten signature in black ink that reads "Timothy Capella". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Timothy Capella
Environmental Specialist

c: Thomas Fik (via email)