

**SUPPLEMENT TO APPLICATION FOR MINOR SITE PLAN AND BULK  
VARIANCES TO THE  
EVESHAM TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**APPLICANT: Belly Rubs Senior Dog Sanctuary, Inc.- a NJ non-profit entity**

**Submitted by Attorneys for Applicant  
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Date: August 8, 2025

**Site Area:** Block 38, Lots 8.01, 9.01 and 10

**Zoning Districts: RD-1 (Rural Development 1)**

**Use Variance Approval:** Application for use variance approved on June 16, 2025  
Resolution No. 2025-ZB-15 adopted on July 21, 2025

**General information**

Owner: Gregory and Stephanie Fox

Applicant: Belly Rubs Senior Dog Sanctuary, Inc, a NJ non-profit entity

Property: 175 Taunton Lake Road, Marlton, New Jersey 08053

Block 38, Lots 8.01. 9.01 and 10

**Relationship of Applicant to owner:** Applicant is an affiliated non-profit entity, proposed tenant and proposed operator of dog shelter for senior dogs

**APPLICANT'S PROFESSIONALS:**

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**INFORMATION FOR MIINOR SITE PLAN, WITH BULK VARIANCES AND  
SUMISSION WAIVERS**

The Zoning Board of Adjustment approved the Applicant’s application for use variance on June 16, 2025 and adopted the memorializing resolution N. 2025-ZB-25 on July 21, 2025. Public notice of such resolution was published on July 29, 2025 in the Cherry Hill Courier Post.

**PROPOSAL**

The Applicant is seeking a minor site plan, with bulk variances and submission waivers for the Subject Property. Applicant is proposing to convert an existing dog kennel on lot 8.01 to a dog sanctuary (shelter) for the residency and adoption of older dogs, as an overflow for local dog shelter. The application for use variances was granted by the Board subject to submission of a subsequent application for site plan approval with bulk variances.

Applicant is proposing improvements on lot 8.01 to include interior renovation to the existing kennel building and minor site improvements to include a new shed, dumpster enclosure, gravel area and raised AC Units. No changes are proposed to the exterior of the existing dog kennel structure.

The improvements on lot 10 (the existing single family-dwelling will continue as same) are limited to adding new fencing for dog runs, a split rail fence along street frontage and a new septic system for the single-family dwelling. The dog runs are proposed on lot 10 because the state regulations of environmentally sensitive areas (floodway and flood hazard areas) prohibits such improvements on lot 8.01. Such dog runs will not interfere with the permitted use of the single-family dwelling.

No improvements are proposed on the vacant lot 9.01 which will remain as open space.

### **MISSION STATEMENT FOR BELL RUBS SENIOR DOG SANCTUARY**

Belly Rubs Senior Dog Sanctuary, Inc. is a 501(c)(3) non-profit safe haven for homeless senior dogs. Our mission is to provide a calm, restful retreat for older dogs that have been lingering in local animal shelters. Removing these dogs from overcrowded shelters accomplishes two things: senior dogs will be placed in a quieter, more serene location while they await their forever homes. Relocating these older dogs to Belly Rubs from area shelters opens more space in their kennels for more adoptable, younger dogs.

With over 10 acres of land, life at Belly Rubs will provide our senior dogs with lives of leisure. At our sanctuary, our senior dogs will enjoy guided walks on wooded trails, hours of relaxation in our various fenced areas, laying in the shade by the creek, or simply resting in the sun. Belly Rubs will always be full of love, support, walks, rubs, treats, and more! All senior dogs at Belly Rubs are adoptable. Every senior dog comes to us with a story. Our mission is to give these dogs their happy endings.

Greg Fox is the owner of the subject properties. Greg and his family will reside in the single-family home on lot 10. Greg intends to be the owner, manager and day-to-day operator of the proposed dog sanctuary. Greg is a member of the Board of Directors for the Voorhees Animal Orphanage and has 3 years of experience overseeing the staff and supervising the cleaning of all kennels and cages, as well as feeding, dispensing of medications, and socialization/exercise of senior dogs.

### **HISTORICAL USES AND PROPOSED CHANGES TO SUBJECT LOTS**

#### **Summary of Historical use - Lot 10**

- Existing three (3) bedroom residential dwelling and paved driveway

- Dwelling footprint is approximately 2,500 SF
- Owner intends to use and occupy the property as a single-family residence
- Currently – existing water well and onsite aging septic system

### **Proposed Use and Changes- lot 10**

- Applicant proposes to install new septic system
- Owner intends to use and occupy the single-family residence
- Greg Fox will manage and work at the proposed Dog Sanctuary
- Owner supports the proposed parking area for four (4) vehicles at end of paved driveway and two (2) additional vehicle parking spaces in the driveway to support the operation of the Dog Sanctuary. The driveway will continue to have a 13 feet travel width for vehicle passage.
- Owner supports the addition of the proposed dog runs on Lot 10 consisting of a 6 foot high chain linked fence, located in the maintained lawn area, with a 300-foot wetland transition area, with no significant adverse impact to the environment.
- Applicant will submit for review by the Board’s professionals a proposed easement on Lot 10 to allow the additional vehicle parking spaces and dog runs and any related activities

### **Summary of Historical use - Lot 8.01**

- There is an existing dog kennel structure
- Upon information and belief, the prior owner operated the dog kennel on lot 8.01
- There is an existing walking path between the residential lot 8.01 and the existing dog kennel on lot 10
- There is an approved and installed septic system supporting the kennel, designed to service over 50 dogs

### **Proposed Use and Changes- lot 8.01**

- Applicant proposes renovating the existing kennel structure
  - Second floor will include office space and a bathroom
  - First floor will include a maximum of 50 senior dog kennels; Storage area; existing grooming area and existing reception area
  - See proposed floor plan
- Propose site improvements on lot 8.01 to include:
  - Additional gravel area for turnaround for solid waste trash truck
  - Dumpster enclosure
  - Shed
  - Raised AC units

- No changes proposed for the exterior of the existing kennel
- No changes proposed to the footprint of the existing kennel

**Lot 9.01**

- Vacant land, undeveloped and land locked
- No development proposed on lot 9.01
- This lot will be maintained as open space

**Proposed Operations:**

- Monday – Friday, 7:30 a.m. – 7 p.m.  
Adoption by appointment only
- Saturday/Sunday: 7a.m. – 7 p.m.  
Adoption by appointment only

Employees:	Administrative staff	2
	Management	1
	Total onsite	3

Visitors:	volunteer dog walker	2/shift with 2 shift per day
	Veterinarian	1/week
	Fed Ex-type Deliveries	2/week
	Solid waste/trash truck	2/week
	Miscellaneous supplies	1/day, 7/week
	<u>Adoption by appointment only</u>	

**Compliance with Evesham Zoning Ordinance**

The single-family detached dwelling on lot 10 is a permitted use in the RD-1 zone under Section 160-57(B)(2) of the Evesham Zoning Ordinance, which residential use will continue. Accessory uses in the RD-1 zone under Section 160-57(D)((4)(5) includes off street parking and fencing. Here, the Applicant obtained use variance approval to add off street parking and fencing for the dog runs on lot 10 to support the proposed dog sanctuary on the adjacent lot 8.01.

The proposed dog shelter is not listed as a permitted use under Section 160-57(B)(2) of the Evesham Zoning Ordinance. However, the proposed dog shelter will be located in the pre-existing dog kennel structure on lot 8.01. The operation of the proposed dog shelter is a similar low intensity use as the former dog kennel operation on lot 8.01. The proposed dog shelter’s

impact is similar to a farm stable [which is a permitted accessory use under Section 160-57(D)(7)] , since both have minimal impact on public services, generate minimal traffic and promote the policy to preserve open space and environmental conditions at the subject properties.

The proposed dog sanctuary will implement and promote the policy of the Township under Section 67-10 which provides:

A. Provide a central agency for the rapid reuniting of lost dogs and their owners.”  
*The proposed senior dog shelter will offer senior dogs a change to find new adopting owners.*

B. Provide facilities for the quick removal of unwanted dogs from the community.”  
*Senior dogs are often not adopted and take up space in dog shelters. The proposed senior dog sanctuary will offer unwanted senior dogs a safe and suitable home and free up space for younger dogs for adoption in animal shelters.*

C. Enable as many unclaimed dogs as possible to be placed in new homes and provide for the humane destruction of unwanted dogs.  
*The proposed senior dog sanctuary serves this very important policy by providing unclaimed senior dogs with a safe, clean and relaxing environment, without destroying the dog and offers the possibility of finding a caring adopting family.*

D. Provide clean comfortable shelter and adequate food and water for the animals impounded.

*The proposed senior dog sanctuary fits squarely in this specific humane policy by offering a clean and comfortable shelter, with adequate food and water for unwanted senior dogs, as well as daily exercise and a caring staff to cater to their needs.*

E. Protect the rights of dog owners.  
*The proposed senior dog sanctuary will offer a safe haven for dog owners that experience an unfortunate life changing event making their continued care for a senior dog difficult or impractical (such as death, illness, divorce or personal injury).*

F. Provide protection of the rights of citizens of the community against careless or thoughtless dog owner

*The proposed senior dog sanctuary will offer a safe haven for dog owners that neglect the daily care of a senior dog.*

**Request for Bulk Variances:**

- § Attachment 4: Minimum Side Yard: 100’
  - Lot 10 – Pre-Existing Non-Conformance: 20.6’
    - Statement of Support: No change is proposed.
  - Lot 8.01 – Pre- Existing Non-Conformance: 45.9’; 16.6’ proposed (accessory structure)
    - Statement of Support: The accessory structure is a small shed for the operations of the kennel.
- § Attachment 4: Minimum Rear Yard: 75’
  - Lot 10 – Pre- Existing Non-Conformance: 74’; No change proposed
    - Statement of Support: No change proposed.

**REQUEST FOR SUBMISSION WAIVERS**

Below are reasons to support the submission waivers for this application for use variance

ITEMS:

Tree protection management plan

*No trees are proposed for removal.*

Traffic impact statement

*The proposed use will be low intensity and will not generate significant traffic.*

Environmental Assessment report

*No known site contamination requires a Phase I environmental assessment*

Environmental Impact Statement

*Impacts to environmentally sensitive areas are minimal. Proposed improvements located within actively maintained or disturbed areas.*

Utility plan

*Lots 10 and 8.01 are served by private wells and septic systems.*

Vehicle and pedestrian circulation plan

*No substantial change to vehicle and pedestrian patterns and parking areas*

drainage plan

*No change to existing surface drainage patterns. No proposed drainage improvements.*

open space plan

*The project does not propose any negative impact on open spaces, parks, or conservation areas*

landscape plan

*No substantial grading and landscaping are proposed. Existing trees to remain.*

lighting plan

*No new lighting is proposed*

Existing and Proposed Contours, extending 200 feet beyond the property boundary:

*No drainage or grading changes within the property. Therefore, it is not necessary to obtain contours outside of the property boundaries.*

Square Footage Allocation of Uses per Building:

*Floor Area of each building provided on plans. Square footage allocation of uses per building is not necessary as the proposed improvements are limited to the single existing structure (dog kennel) and with limited exterior improvements.*

Road and Paving Cross Sections and Profiles

*No new roads are proposed and existing roadways are to remain. Detail of gravel area is provided on plans.*

Details for all roads, sidewalks, stormwater management, water supply, and sanitary sewer.

*Detail of proposed gravel area is provided on plans. No sidewalks are proposed. Stormwater management, water supply, and sanitary sewer are existing and to remain.*

Finished spot elevations for all building corners and property corners

*No grading on site is proposed. All building corners and property corner grades are to remain as currently existing.*