



Township of Evesham.

www.evesham-nj.org

984 Tuckerton Road • Marlton • NJ 08053 • 856-983-2900 • Township Code

RECEIVED

AUG 04 2025

Land Development Application Form

BY: _____

Use this form for Residential variance/s for pools, sheds, fences, or additions.

The application must be filed with the board **at least 20-days prior** to the hearing date.

Application Fee is Nonrefundable.

Application Fee (94-10): \$150

Escrow (initial deposit): \$1,000

Date received: 8/4/25

PB or ZBA #: Z25-20

HPC App #: N/A

If you are not familiar with the Township Zoning Code (Ch. 160), please see the Township Administrative Officer for assistance or visit the Community Development webpage:

<http://www.evesham-nj.org/index.php/forms-comm-dev> or

Application Checklists: Attachments to Chapter 94 Land Use Regulations

1. SITE INFORMATION

ZONE DISTRICT: RG-1

Property Address: 16 Old Republic Lane, Marlton NJ 08053

Block/s: 38.08 Lot/s: 16

Development Name: _____ Home Owners Association: YES NO

Is the property within the Pinelands. YES NO

Present Use: _____

Proposed Use: _____

2. APPLICANT/OWNER INFORMATION

Applicant Name: Ashley Fennimore / Corey Bonser

Mailing Address: 16 Old Republic Lane, Marlton NJ 08053

Phone #: _____ Email: _____

Form of Ownership: Individual Partnership Corporate
 Government Nonprofit Utility

If applicant is not the owner, state applicant's authority to bring this application and specific interest in application (i.e. agent for owner, equitable interest, agreement of sale): _____

Property Owner Name: _____

Property Owner Address: _____

Phone #: _____ Email: _____

3. APPLICATION TYPE: Check as many items as applicable.

- Bulk Variance Use Variance Conditional Use
- Informal Review Interpretation of Zoning Map or Ordinance
- Appeal of Decision Waiver of Development Standards
- Other (describe) _____



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4. ROADWAY JURISDICTION:

NJ State County Route Municipal Road

5. PROPERTY DIMENSIONS:

a. Total Area in square feet or acres: 12,197 b. Frontage in feet: 52'
c. Corner property: Yes or No

6. SITE PLAN INFORMATION:

	Existing	Proposed	Required
a. Minimum Lot Area (sf) or acres	12,197	12,197	12,000 sq.ft
b. Building coverage limit (%)	30.93%	30.93%	
c. Front Yard Setback (ft)	30ft	29ft	25ft
d. Side Yard Setback (ft)	30ft	30ft	10ft
e. Rear Yard Setback (ft)	30ft	12ft	15ft
f. Frontage (ft)	85ft	85ft	80ft
g. Impervious coverage limit (%)	30.93%	30.93%	
f. Clearing Limits (%)	0%	5% (estimated)	

Type of Building Construction: Brick Frame Other
Architectural Style: _____

NOTES: We propose to install a 34' x 24' semi-above pool with an attached deck, located approximately 12ft from the rear property line on a lot zoned RG-1 where a 15ft rear yard setback is required. The pool and improvements maximize use with minimal impact.

7. VARIANCES: Complete for variance applications. **Public Notice (15-16) must be completed by the applicant in compliance with the requirements of the New Jersey Municipal Land Use Law. A copy of the public notice and proof of service are required.**

A. Briefly describe each variance requested and provide Zoning Code Section from which relief is being sought: Proposed semi-above ground pool w/ deck setback 29ft from the front property line & 12' from the rear property line. Code 62-62 requires pools to be 15ft from property line & Code 160-60F requires attached decks to be 25ft from rear property line. Proposed pool and deck would require a variance due to setbacks.

B. If a "d" variance is requested, what are the special reason(s) which support your application: (This type of variance can only be heard by the Zoning Board of Adjustment) _____

C. If a "c" variance is requested, what are the exceptional property conditions which prevent you from complying with the zoning ordinance? Irregular lot shape and compliance would deprive reasonable use of property's yard.



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D. If a "c" variance is requested and you contend there are no exceptional property conditions, how will the Municipal Land Use Act be advanced if the variance were to be granted and how would the benefits of a variance outweigh any detriment? _____

E. Supply a brief statement of facts showing why the requested variance can be granted without substantial detriment to the public good and without substantial impairment to the intent and purpose of the Township's zoning plan and zoning ordinance: The pool will remain entirely within property without encroachment. It would be adequately setback from neighboring properties. Similar variances have been granted in the neighborhood for homes with comparable irregular lot configurations.

8. INTERPRETATION - APPLICATION: For Zoning Board of Adjustment only.
Attach a statement of contentions and provide Code Section(s) in question.

9. APPEAL DECISION OF ZONING OFFICER OR BUILDING INSPECTOR - APPLICATION:
Attach a statement which includes the following: (1) Description of the order, determination or decision being appealed (hereinafter called "adverse ruling"), (2) Name and Title of enforcing officer, (3) Date adverse ruling was issued, (4) Date applicant received adverse ruling, (5) Why you allege the adverse ruling is in error, (6) The relief you are seeking, and (7) If the adverse ruling is upheld, do you request that a variance be considered?

10. OTHER AGENCIES OR PRIOR APPROVALS REQUIRED:

Agency	Yes or No	Date Submitted
A. <u>Burlington County Planning Board</u>		
B. <u>Burlington County Soil Conservation</u>		
C. <u>Pinelands Commission</u>	<u>Yes</u>	
D. <u>NJ Department of Transportation</u>		
E. <u>NJ Department of Environmental Protection</u>		
F. <u>Other: (Describe)</u>		

11. SUBMISSION ITEMS: Plans, surveys, photos, reports, & other items included with application.

Item/Exhibit	Date/Last Revision	Prepared By
<u>Plot plan</u>	<u>7/31/2025</u>	<u>Carey Bensen</u>
<u>Contractor sketch</u>	<u>7/31/2025</u>	<u>Carey Bensen</u>
<u>Photo page 1</u>	<u>7/31/2025</u>	<u>Carey Bensen</u>
<u>Photo page 2</u>	<u>7/31/2025</u>	<u>Carey Bensen</u>
<u>Photo page 3</u>	<u>7/31/2025</u>	<u>Carey Bensen</u>



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12. SUPPLEMENTAL INFORMATION:

A. Have there been any previous applications for this property filed with the Planning Board or Zoning Board?

Planning Board: Yes No Zoning Board: Yes No

B. Describe any deed restrictions affecting the property: _____

C. Describe any proposed deed restrictions: _____

D. Describe any easements or rights of way affecting the property: _____

E. Describe any easements or rights of way proposed by the applicant: _____

13. CORRESPONDENCE: In addition to the applicant, to whom should Township and/or the Board Professional/s correspondence be sent?

Name: Carey Benson

Address: 16 Old Republic Lane, Marlton NJ

Name: _____

Address: _____

Name: _____

Address: _____

14. APPLICANT PROFESSIONAL & EXPERT WITNESS LIST:

A. Name & Profession (Attorney, Engineer, Planner etc): _____

Mailing Address: _____

Phone #: _____ Email: _____

B. Name & Profession (Attorney, Engineer, Planner etc): _____

Mailing Address: _____

Phone #: _____ Email: _____

C. Name & Profession (Attorney, Engineer, Planner etc): _____

Mailing Address: _____

Phone #: _____ Email: _____



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15. CERTIFICATIONS:

A. TAX COLLECTOR CERTIFICATION (Proof of Payment)

It is hereby certified that all taxes, municipal liens, and utility charges for the address and block and lot below are paid and current as of 8-8-25.

Address: 16 Old Republic Lane

Block/s: 38.08

Lot/s: 16

Property Owner: Corey Bonser / Ashley Fennimore

Ruone McCallister, CTC

Evesham Township Tax Collector Signature and Date

Deputy Tax Collector 8-8-25

B. APPLICANT CERTIFICATION:

The undersigned certify they are the applicant(s) named in the foregoing application or the undersigned certify they are legally authorized to submit the foregoing application and may sign this Certification on behalf of the applicant. The undersigned certify the information stated in the foregoing application and submissions made therewith are true and correct. If any of the foregoing statements are willfully false, the undersigned understand they are subject to punishment.

Corey Bonser 7/25/2025
Applicant Signature Date

Ashley Fennimore 7/25/2025
Applicant Signature Date

Print Name: Corey Bonser
Print Title: _____

Print Name: Ashley Fennimore
Print Title: _____

C. OWNER CERTIFICATION:

The undersigned hereby certify that he/she/it/they is/are the owner(s) of the property which is the subject of the foregoing application and that the applicant named therein has been authorized to submit said application to the Planning Board or Zoning Board of Evesham Township. The undersigned certify he/she/it/they is/are said owner(s) or is/are legally authorized to sign this certification on behalf of the owner. The undersigned realize that if any of the foregoing statements are willfully false, he/she/it/they is/are subject to punishment

Corey Bonser 7/25/2025
Owner Signature Date

Ashley Fennimore 7/25/2025
Owner Signature Date

Print Name: Corey Bonser
Print Title: _____

Print Name: Ashley Fennimore
Print Title: _____



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E25-20
Rec 8/4/25
38-08/16

D. AGREEMENT TO PAY FEES: This agreement, made and entered on 4 2025, by and between the Township of Evesham, a Municipal Corporation of the State of New Jersey (hereinafter TOWNSHIP) and Corey Bonser / Ashley Kammare homeowner (hereinafter DEVELOPER), is made upon the following terms & conditions.

INFORMATION AND CONTACT/S: Entity responsible for escrow

Project Name: Pool

Applicant Name: Corey Bonser Escrow Contact Name: _____

Applicant/entity name responsible for the escrow must match the name submitted on the W9

Phone #: _____ Email: _____

Applicant Mailing Address: 16 Old Republic Lane Marlton, NJ 08053

Notice: DEVELOPER agrees that all notices or refunds shall be mailed to the following address (note if different to above): _____

1. Agreement to Pay Fees: DEVELOPER hereby covenants and agrees to pay all charges and fees imposed by the TOWNSHIP in connection with the application for development filed contemporaneously herewith. Such fees include, but are not limited to, application fees, attorney review fees, engineer review fees planner review fees, copy costs and postage applicable to this application.

2. Escrow Deposit: TOWNSHIP hereby acknowledges receipt of \$ 1000.00, said sum being a cash deposit to be placed in a TOWNSHIP trust account to cover the cost of the aforementioned review and inspection fees. Such sum shall be charged periodically as fees and charges accrue and the balance of the escrow sum, if any, after all charges and fees have been paid shall be returned to DEVELOPER.

3. Additional Payments: The DEVELOPER agrees to pay any additional sum required to pay charges and fees not covered by the escrow deposit within fifteen (15) days after the date of receipt of a notice of deficiency by the appropriate Township Office. The DEVELOPER understand and agrees to pay such sum notwithstanding any dispute as to the reasonableness of the fees and charges.

4. Contest of Reasonableness: DEVELOPER agrees that the reasonableness and/or accuracy of any fee or charge may be challenged within seven (7) days of receipt of the professional's billing advice copy and in accordance with the Code of the Township of Evesham. DEVELOPER understands and agrees that the aforesaid procedures shall be the sole and exclusive method of challenging the reasonableness and/or accuracy of charges and fees and hereby waives any longer statue or limitations.

5. Notice: See Developer information and contact/s above

6. Transferability: DEVELOPER understands and agrees that this contract agreement is not transferable, in whole or in part, nor can the DEVELOPER relieve himself/herself from obligation as stated in this contract agreement until such time as said DEVELOPER provides an acceptable dated replacement contract agreement to relieve said DEVELOPER of any further obligation as stated in this contract agreement. This transfer of obligation shall commence on the later of the date of the acceptance by the TOWNSHIP of this replacement contract agreement.

7. Collection: Should the DEVELOPER fail to pay any amount required to be paid hereunder when due, TOWNSHIP shall be entitled to pursue all remedies at law or equity. Interest shall accrue at rate of 18% per annum simple interest on all sums unpaid after the due date. The TOWNSHIP may collect a reasonableness attorney fee which shall not be less than \$300.00 should litigation for the purpose of collecting any sum be commenced.

Corey Bonser 7/25/2025
Signed Developer Date

LAND USE REGULATIONS

94 Attachment 4

Township of Evesham

Building and Lot Coverage Worksheet
 [Added 12-15-2015 by Ord. No. 30-12-2015]

Block: 38.08 Lot 16 Zoning District RG-1

1. SQUARE FOOTAGE OF YOUR PROPERTY (1 ACRE = 43,560 S.F.) 12,197 sq. ft.

<u>Building Coverage - Existing</u> (house and attached additions)	<u>Dimensions</u>	<u>Square Feet</u>
2. House	<u>43 x 31</u>	<u>1,333</u>
3. Attached Garage	<u>20 x 20</u>	<u>400</u>
4. Attached Deck	<u>16 x 22' 6"</u>	<u>360</u>
5. Other Attached	<u>12 x 20</u>	<u>240</u>
6. Total existing building coverage (add lines 2 through 5)		<u>2,333</u>

<u>Lot Coverage - Existing</u> (building coverage + impervious surfaces + accessory structures)	<u>Dimensions</u>	<u>Square Feet</u>
7. Building coverage (line 6)		<u>2,333</u>
8. Driveway (including stone)	<u>39 x 16</u>	<u>528</u>
9. Walkways/patio (concrete & pavers)		
10. Detached garage(s)		
11. Decking (not attached to house)		
12. Shed, gazebo, greenhouse etc	<u>8 x 12</u>	<u>96</u>
13. Pool (including water & decking)	<u>34 x 24</u>	
14. Other		
15. Total Existing Lot Coverage (add lines 7 through 14)		<u>2,957</u>
16. Total % of Existing Lot Coverage (line 15 divided by line 1, then multiply by 100)		<u>24.24%</u>

Building Coverage - Proposed (Identify structure i.e. addition, deck, attached garage etc.)

17. _____
 18. _____

Lot Coverage - Proposed (i.e. new patio, driveway, shed, pool)

19. Pool w/ Deck 34 x 24 816
 20. _____

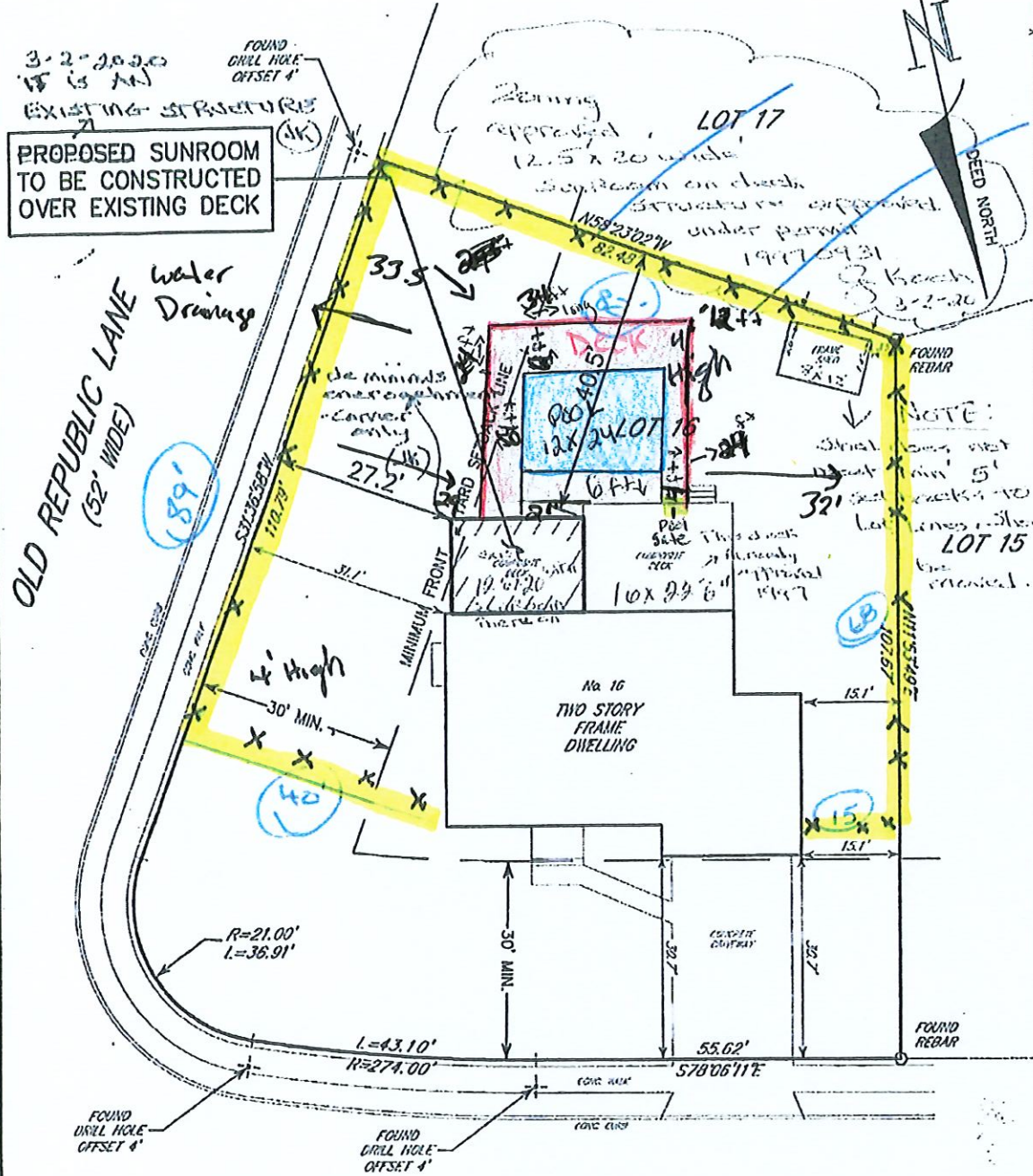
21. Total Proposed Building and Lot Coverage
(add lines 17 through 20) 816

22. Total Lot Coverage - Existing & Proposed (add lines 15 & 21) 3,773

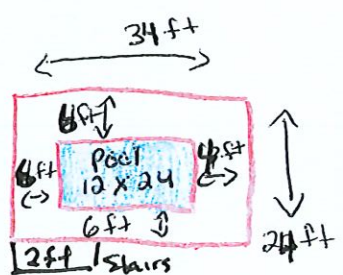
23. Total % Lot Coverage (line 22 divided by line 1, then multiply by 100) 30.93%

24. Total Building and Lot (Impervious) Coverage % permitted by code** _____

** The Zoning Officer will fill in this ratio



*This is the ideal proposal



Zoning:
 4' High Fence approved as shown x x x
 J. Koch
 5/8/20

OLD REPUBLIC LANE
 (52' WIDE)

BEING KNOWN AND DESIGNATED AS LOT 16 IN BLOCK 38.08 AS SHOWN AND SET FORTH ON A CERTAIN MAP ENTITLED "PLAN OF LOTS, BRIARWOOD, SECTION 2", SAID MAP BEING DULY FILED IN THE OFFICE OF THE CLERK OF BURLINGTON COUNTY ON 05/01/90 AS MAP No. 05149.
 BEING ALSO KNOWN AS LOT 16, BLOCK 38.08 ON THE CURRENT TAX MAP OF THE TOWNSHIP OF EVESHAM.

THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A REPORT OF TITLE AND IS SUBJECT TO ANY EASEMENT OR, ABOVE OR BELOW THE GROUND, OR ANY OTHER PERTINENT FACT THAT SUCH A REPORT MAY DISCLOSE THAT MAY ALTER THIS PLAN. THE PRESENCE OF WETLANDS, WETLANDS BUFFER AND/OR ANY OTHER ENVIRONMENTAL STUDY LINE, RESTRICTIONS OR CONDITIONS ARE NOT SHOWN ON THIS PLAN AND HAVE NOT BEEN DETERMINED.

TO: ELLIS and PATRICIA PIERCE ANY INSUROR OR TITLE RELYING HEREON AND ANY OTHER PARTY IN INTEREST. "IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSUROR OF TITLE TO INSURE THE TITLE TO THE LANDS AND INTERESTS SHOWN HEREON. THIS RESPONSIBILITY IS LIMITED TO THE CURRENT MAP FOR WHICH IT IS BEING USED."		PLOT PLAN LOT: 16 BLOCK: 38.08 16 OLD REPUBLIC LANE TOWNSHIP OF EVESHAM COUNTY OF BURLINGTON, NEW JERSEY	
		DATE: 2/27/20 SCALE: 1"=20' JOB NO: C-4920 DRAWN: DDS	H. C. E. & S., LLC ENGINEERS, PLANNERS, & LAND SURVEYORS 601 ASBURY AVENUE NATIONAL PARK, NEW JERSEY 08063 PHONE: (856) 853-7306 FAX: (856) 853-7381
JAMES A. CLANCY Professional Engineer & Land Surveyor, NJ LIC. # 33998 DATE: 2/28/20		CERTIFICATE OF AUTHORIZATION NO. 24GA27943500	

RECEIVED
 AUG 04 2025
 BY: 225-20
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 JUL 10 2025

BY: _____