



# Township of Evesham.

<https://evesham-nj.org/departments/construction>

984 Tuckerton Road • Marlton • NJ 08053 • 856-983-2900 • Township Code Book: <https://www.ecode360.com/EV04>

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JUL 31 2025

## Land Development Application Form

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): \$250.00  
Escrow (initial deposit): \$25000

Date received: 7/31/25  
PB or ZBA #: 25-21  
HPC App #: NA

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: IP (Industrial Park)

Property Address: 9 Stow Road  
Block/s: 2.05 Lot/s: 7  
Development Name: Four Anchors Church Home Owners Association: YES  NO   
Is the property within the Pinelands. YES  NO   
Present Use: Office Park Proposed Use: Church

Proposed Development Name: Four Anchors Church  
Proposed Number of Phases of Construction: N/A

### 2. APPLICANT & OWNER INFORMATION

Applicant Name: Four Anchors Church  
Mailing Address: PO Box 203, Mount Laurel, New Jersey 08054  
Phone #: [REDACTED] Email: [REDACTED]

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): Lease Agreement

Property Owner Name: VVStow MM, LLC  
Property Owner Address: 1 Belmont Avenue, Suite 520, Bala Cynward, Pennsylvania 19004  
Phone #: 856-701-5565 Email: \_\_\_\_\_

Form of Ownership:  Individual  Partnership  Corporate  
 Government  Nonprofit  Utility



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

- Bulk Variance/s
- Use Variance
- Conditional Use
- Informal/Concept Review
- Appeal of Decision
- Site Plan Waiver
- Interpretation of Zoning Map or Ordinance
- Waiver of Development Standard
- Submission Waiver
- Other \_\_\_\_\_

**Subdivision Application:** N/A

- Minor Subdivision
- Major Sub. Preliminary
- Major Sub. Final
- \_\_\_\_\_ Total Number of lots to be created
- \_\_\_\_\_ Total Proposed Dwellings

Amend Prior Subdivision Approval/s: Please provide copies of the prior resolutions of approval and any supplemental information. \_\_\_\_\_

**Site Plan Application:** N/A

- Minor Site Plan
- Preliminary Major Site Plan
- Final Major Site Plan

Amend Prior Site Plan Approval/s: Please provide copies of the prior resolutions of approval and any supplemental information. \_\_\_\_\_

**4. ROADWAY JURISIDCTION:**  NJ State  County Route  Municipal Road

**5. PROPERTY DIMENSIONS:**

- a. Total Area in square feet or acres: \_\_\_\_\_
- b. Frontage in feet: \_\_\_\_\_
- c. Corner property: Yes  or No

**6.A. SUBDIVISION INFORMATION:** N/A

1. Number of proposed lots: \_\_\_\_\_
2. Average lot size in square feet or acres: \_\_\_\_\_  
Proposed: \_\_\_\_\_ Required: \_\_\_\_\_
3. Average Street Frontage: \_\_\_\_\_  
Proposed: \_\_\_\_\_ Required: \_\_\_\_\_
4. Will any new streets be created? Yes  No
5. Purpose of Subdivision:  
Residential  Industrial  Mixed Use  Commercial   
Office  Agriculture  Other (Describe): \_\_\_\_\_



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## 7. UTILITIES: (Complete if subdivision and/or site plan are requested) N/A

- a. What is the present source of potable water? Well  Municipal
- b. Is the present water source adequate to service the proposed development? Yes  No
- c. If the present water source is not adequate, how will the development receive potable water? N/A

- d. Is municipal water service capacity presently available? Yes  No
- e. Has application been made for municipal water connection permits? Yes  No

If yes, how many \_\_\_\_\_ and when \_\_\_\_\_

- f. Will an existing well be used? Yes  No
- g. Are any new wells to be used? Yes  No
- h. Has the potability of the well water been certified? Yes  No
- i. Is the property serviced by municipal sewer? Yes  No
- j. Will the development require additional sewer lines? Yes  No
- k. Can the existing connection service the development? Yes  No
- l. Is sewer capacity presently available? Yes  No
- m. Has application been made for municipal sewer connection permit(s)? Yes  No

If yes, how many \_\_\_\_\_ and when \_\_\_\_\_

- n. Have any municipal water connection permits been obtained? Yes  No
- If yes, how many \_\_\_\_\_ and when \_\_\_\_\_

- o. Have any municipal sewer connection permits been obtained? Yes  No

- p. Is there any existing septic system? Yes  No

- q. Can the existing septic system service the development? Yes  No

- r. Is a new septic system proposed? Yes  No

If yes, state the type:

- Conventional
- Alternative

- Waterless toilet w/ gray water
- Other (describe) \_\_\_\_\_

- s. Has application been made for an on-site septic system(s)? Yes  No
- If yes, how many \_\_\_\_\_ and when \_\_\_\_\_

- t. Has the application been approved? Yes  No
- If yes, and when \_\_\_\_\_

- u. **Gas:** (check)
  - Natural  Proposed  Existing
  - Propane  Proposed  Existing

- Electric:** (check)
  - Above ground  Proposed  Existing
  - Below ground  Proposed  Existing





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**9. 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: D(1) Use Variance

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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) Applicant is seeking a Use Variance to allow a church on the property

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C. If a "c" variance is requested, what are the exceptional property conditions which prevent you from complying with the zoning ordinance? N/A

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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? N/A

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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 site is suitable for the intended use, with adequate space for parking, safe access, and minimal anticipated traffic impact. No external modifications are proposed.

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**10. WAIVERS:** (Complete if waiver/s requested) Attach additional pages if necessary.

A. Subdivision or Site Plan Filing: Briefly describe each filing requirement (submission) waiver you are seeking: N/A

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B. Subdivision or Site Plan Filing: Briefly describe each Design Standard Waiver you are seeking:  
N/A

**11. INTERPRETATION - APPLICATION:** For Zoning Board of Adjustment only.

Attach a statement of contentions and provide Code Section(s) in question.

**12. 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?

**13. OTHER AGENCIES OR PRIOR APPROVALS REQUIRED:**

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

**14. SUBMISSION ITEMS:** Plans, surveys, reports, & other items included with application.

Item/Exhibit	Date/Last Revision	Prepared By
Existing Floor Plan	5/16/2025	Harry D. Bopp AIA
Traffic Report		Shropshire Associates LLC

**15. 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

If yes, state the nature, date and disposition of each prior application: N/A



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B. Describe any deed restrictions affecting the property: N/A

C. Describe any proposed deed restrictions: N/A

D. Describe any easements or rights of way affecting the property: N/A

E. Describe any easements or rights of way proposed by the applicant: N/A

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

Name: <u>Tyler T. Prime, Esq.</u>	Address: <u>14000 Horizon Way, Suite 325, Mt Laurel, NJ 080</u>
Name: _____	Address: _____
Name: _____	Address: _____

**17. APPLICANT PROFESSIONAL & EXPERT WITNESS LIST:**

A. Name & Profession (Attorney, Engineer, Planner etc): Tyler T. Prime, Esq. (Attorney)

Mailing Address: 14000 Horizon Way, Suite 325, Mt Laurel, NJ 08054

Phone #: 856-807-0237 Email: [REDACTED]

B. Name & Profession (Attorney, Engineer, Planner etc): Shropshire Associates LLC (Traffic Engineer)

Mailing Address: 277 White Horse Pike, Suite 203, Atco, NJ 08004

Phone #: 609-714-0400 Email: \_\_\_\_\_

C. Name & Profession (Attorney, Engineer, Planner etc): Agresta Engineering & Planning (Planner)

Mailing Address: 2020 Fairfax Avenue, Suite 107, Cherry Hill, NJ 08003

Phone #: 856-843-6950 Email: \_\_\_\_\_

D. Name & Profession (Attorney, Engineer, Planner etc): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_



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### 18. 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 \_\_\_\_\_.

Address: 9 Stow Road

Block/s: 2.05

Lot/s: 7

Property Owner: VVStow MM, LLC

\_\_\_\_\_  
Evesham Township Tax Collector Signature and Date

#### 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.

Seth McCoy                      7/26/2025  
Applicant Signature                      Date

\_\_\_\_\_  
Applicant Signature                      Date

Print Name: Seth McCoy  
Print Title: Pastor

Print Name: \_\_\_\_\_  
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

Seth McCoy                      7/26/2025  
Owner Signature                      Date

\_\_\_\_\_  
Owner Signature                      Date

Print Name: Seth McCoy  
Print Title: Pastor

Print Name: \_\_\_\_\_  
Print Title: \_\_\_\_\_

Attn: Jennifer A. Newton, Planning & Zoning Board Secretary  
Township of Evesham  
Department of Community Development  
984 Tuckerton Road  
Marlton, NJ 08053

Dear Ms. Newton:

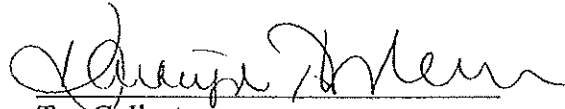
Pursuant to your request, I have reviewed the Tax Records of Township of Evesham and preliminarily note that there are no taxes or assessments for local improvements that are due or delinquent on the property which is the subject matter of the following applicant:

Four Anchors Church  
(Applicant Name)

3 Stow Road  
(Address)

Block 2.05, Lot 7

7-31-25  
Dated

  
Tax Collector

\_\_\_\_\_  
Township Clerk

**NOTE:** *The above is not a formal tax search or improvement search performed pursuant to NJSA 54:1 et seq. The information supplied is preliminary in nature, designed to assist the processing of applications before the Planning and Zoning Boards. In the event that the applicant desires to rely upon the information, a formal tax search and Municipal Improvement Search should be applied for and the fees posted for said search in accordance with the prevailing statutes.*



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### **CERTIFICATION OF CORPORATE/PARTNERSHIP**

To be completed if the applicant is a corporation/partnership and if the application seeks permission to subdivide a parcel of land into six (6) or more lots, or seeks a variance to construct a multiple dwelling of twenty-five (25) or more family units, or seeks site plan approval of a site to be used for commercial purposes in accordance with N.J.S.A. 40:55D-4B.1.

The undersigned hereby certifies that he/she is an authorized representative of the applicant named in the foregoing application and that the applicant is a corporation [ ] partnership [ ]. The undersigned hereby certifies that the name and address of all shareholders or individual partners owning at least 10% of the stock of the corporation or at least 10% of the interest in the partnership is:

Print Name:

N/A

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Print Address:

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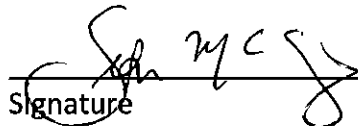
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The undersigned realizes that if any of the foregoing statements are willfully false, he/she is subject to punishment.

  
Signature

Print Name: Seth McCoy

Print Title: Pastor

Date: 7/26/2025

If any of the above owners is a corporation or partnership, the applicant is required to disclose the name and address of each individual holding a 10% interest, or greater, in the named corporation or partnership which shall be divulged in the same format as the above pursuant to N.J.S.A. 40:50D- 48.2). (Attach separate sheet if needed).

This application was prepared by: \_\_\_\_\_

Print Name

