



Township of Evesham.

www.evesham-nj.org

984 Tuckerton Road • Marlton • NJ 08053 • 856-983-2900 • [Township Code](#)

Land Development Application Form

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.

RECEIVED

Application Fee is Nonrefundable.

Application Fee (94-10): \$150
Escrow (initial deposit): \$1,000

AUG 22 2025
Date received: _____
PB of ZBA #: 225-23
HPC App #: _____

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: MD

Property Address: 26 Clinton Lane

Block/s: 35.21 Lot/s: 17

Development Name: _____ Home Owners Association: YES NO
Is the property within the [Pinelands](#). YES NO

Present Use: residential Proposed Use: inground pool

2. APPLICANT/OWNER INFORMATION

Applicant Name: Alan Keller
Mailing Address: 26 Clinton 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: Alan Keller
Property Owner Address: 26 Clinton Lane, Marlton, NJ 08053
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) _____



Township of Evesham.

www.evesham-nj.org

984 Tuckerton Road • Marlton • NJ 08053 • 856-983-2900 • [Township Code](#)

4. ROADWAY JURISIDCTION: NJ State County Route Municipal Road

5. PROPERTY DIMENSIONS:

a. Total Area in square feet or acres: 12,689 b. Frontage in feet: _____
c. Corner property: Yes or No

6. SITE PLAN INFORMATION:

	Existing	Proposed	Required
a. Minimum Lot Area (sf) or acres	_____	_____	_____
b. Building coverage limit (%)	_____	_____	_____
c. Front Yard Setback (ft)	_____	_____	_____
d. Side Yard Setback (ft)	_____	_____	_____
e. Rear Yard Setback (ft)	_____	_____	_____
f. Frontage (ft)	_____	_____	_____
g. Impervious coverage limit (%)	_____	_____	_____
f. Clearing Limits (%)	_____	_____	_____

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

NOTES: _____

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: 62-62A seeking 6' from rear yard property line where 15' is required to pool deck. 62-62A seeking 6' from side property line where 15' setback is required to pool deck.

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? _____
Due to the shape of our yard, especially the angle of the rear yard line, the pool would be too close to the house/trex deck.



Township of Evesham.

www.evesham-nj.org

984 Tuckerton Road • Marlton • NJ 08053 • 856-983-2900 • [Township Code](#)

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: _____
An inground pool will not cause detriment to the surrounding neighbors. The grading plan done by MGC ASSociates shows the drainage around the pool towards the street, not onto neighboring properties. We are not going over impervious coverage,

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>		
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>grading plan</u>	<u>8/15</u>	<u>MGC Associates</u>
<u>property survey</u>	<u>8/14</u>	<u>Peterman Maxcy Associates, LLC</u>
_____	_____	_____
_____	_____	_____



Township of Evesham.

www.evesham-nj.org

984 Tuckerton Road • Marlton • NJ 08053 • 856-983-2900 • [Township Code](#)

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: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

14. APPLICANT PROFESSIONAL & EXPERT WITNESS LIST:

A. Name & Profession (Attorney, Engineer, Planner etc): Chris Norman, Esquire

The Platt Law Group, PC

Mailing Address: 40 Berlin Avenue, Stratford, NJ 08084

Phone #: 856-784-8500 x 16 Email: cnorman@theplattlawgroup.com

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

Mailing Address: _____

Phone #: _____ Email: _____

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

Mailing Address: _____

Phone #: _____ Email: _____



Township of Evesham.

www.evesham-nj.org

984 Tuckerton Road • Marlton • NJ 08053 • 856-983-2900 • [Township Code](#)

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 8-27-25.

Address: 26 Clinton Lane, Marlton, NJ 08053

Block/s: 35.21

Lot/s: 17

Property Owner: Alan Keller

Edward McNally 8-27-25
Evesham Township Tax Collector Signature and Date
Deputy Tax Collector

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.

[Signature] 8/20/2025
Applicant Signature Date

Applicant Signature Date

Print Name: Alan Keller
Print Title: homeowner

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

[Signature] 8/20/2025
Owner Signature Date

Owner Signature Date

Print Name: Alan Keller
Print Title: homeowner

Print Name: _____
Print Title: _____

225-23
"c" variation

RECEIVED



Township of Evesham.

AUG 22 2025

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

984 Tuckerton Road • Marlton • NJ 08053 • 856-983-2914 • [Community Development](#) [Township Code](#)

D. AGREEMENT TO PAY FEES: This agreement, made and entered on 8/22/2025 by and between the Township of Evesham, a Municipal Corporation of the State of New Jersey (hereinafter TOWNSHIP) and Alan Keller homeowner (hereinafter DEVELOPER), is made upon the following terms & conditions.

INFORMATION AND CONTACT/S: Entity responsible for escrow

Project Name: Alan Keller

Applicant Name: Alan Keller Escrow Contact Name: Alan Keller

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

Phone #: [REDACTED] Email: [REDACTED]

Applicant Mailing Address: 26 Clinton 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 \$ 1,000, 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.

[Signature] 8/20/2025
Signed Developer Date