



Evesham Township
 DEPT. OF COMMUNITY DEVELOPMENT - ZONING
 984 TUCKERTON ROAD
 MARLTON, NJ 08053
 (856) 983-2914

Application Date: 3/30/2026
 Application Number: 0125
 Permit Number: _____
 Project Number: _____
 Fee: \$50

Denial of Application

Date: 4/2/2026

To: ROOMBERG, LEON & SUSAN
 16 EAST CEDAR AVENUE
 MARLTON, NJ 08053

CC: APP TELE: [REDACTED]
 APP EMAIL: [REDACTED]

RE: 16 EAST CEDAR AVENUE
 BLOCK: 10.02 LOT: 16 QUAL: ZONE: MD

DEAR ROOMBERG, LEON & SUSAN,

We are in receipt of a zoning permit application submitted on 3/30/2026 for two new proposed gazebos, one gazebo 2'6" from the rear property line and one gazabo 14'16" from the rear property line. Additionally, the zoning permit application received proposes an installation of a replacement patio and repair of concrete in the pool area. The installation of the gazebo 2'6" from the property line is denied. Code 160-64(E)(2)b and associated performance regulations Table 11 requires accessory structures such as gazebos to placed at least 12.5' from the rear property line. A variance approval from the Zoning Board of Adjustment would be needed.

It has also been noted that a previous approval for fence replacement under Zoning Permit 20200578 stated that the existing nonconforming shed was to be moved to be at least 5' from the rear yard property line as required under Code 160-64(E)(2)b. Per this submission the shed remains 2' from the rear property line. The needs to be moved or be included as part of a variance request to the Zoning Board of Adjustment.

You may submit an application requesting variance(s) from the Zoning Board of Adjustment. Please contact the Board Secretary at 856-983-2900 ext. 2083 for more information.

If you feel aggrieved by this denial, a notice of appeal is possible in accordance with New Jersey State Statute. The appeal must be filed with this office not later than twenty (20) days from the date of this notice per Chapter 15-4 of the Township Code. Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from the Board Secretary.

Your zoning application has been placed in the inactive files in the Zoning Department of Community Development.

Please contact this office at 856-983-2900 ext. 2083 to resubmit the application.

The following comments were made during the denial process:

Sincerely,

[REDACTED]

 JENNIFER A. NEWTON, ADMINISTRATIVE OFFICER



Township of Evesham

Hours: 8:30 am - 4:30 pm, M-F
Phone: 856-983-2914 ext. 4



Zoning Permit Application

Township Zoning Code Chapter 160-9

Please review all Application Procedures and Filing Fee on the reverse side of this form prior to submission.
Application fee is non-refundable. Please Note: Review may take up to 10 business days.

Block: 10.02 Lot: 16 Zone: MD

Does the property have well & septic? No Yes

Does the property have a variance approval? No Yes (if yes, please include resolution with application)

Note: If this property is governed by a Homeowners Association (HOA) which requires their approval, that approval must be sought from the association separately. The issuance of a Zoning Permit does not replace or negate a property's owner's responsibility or requirement to obtain their association's approval.

Please print

Work Site Address: 16 E, Cedar Ave, Marlton

Contractor: Tonetta Masonry & Concrete

Applicant/Owner: LEON ROOMBERG

Contact Name: Mike Tonetta

Address: 15 E Cedar Ave, Marlton

Address: 210 Mays Landing Rd., Millville N.J

Telephone: [REDACTED]

Telephone: 856-506-1555

Email: [REDACTED]

Email: Mickey Tonetta@yahoo.com

Primary Contact for this Application: Owner Contractor Other

Email address where approval is to be sent: [REDACTED]

Use of Property: Former Use: _____ Proposed Use: _____

Type of Work (check all that apply):

- Fence - If the fence acts as a pool barrier a UCC permit is required. Please see "UCC Guidance" on reverse.
Fence Height (front yard) _____ (side yard) _____ (rear yard) _____
- Shed or similar accessory building Deck Finished Basement Patio
- Pool or Hot Tub (specify below) Standby generator Addition
- Driveway expansion (DPW approval may be needed) New Building
- Business sign (commercial only) Tenant fit out or expansion (commercial only)
- Other Work Type: _____

Detailed description of the proposed work, including dimensions/square footage, use, and/or activities or services proposed at the property:

1) Replace center patio with a patio with elevation matching ends,
2) Repair concrete in pool area. 3) Install square gazebos in both pool and patio areas

Proposed setbacks (distance from property line, excluding fences/interior projects):

Front Yard _____ Rear Yard _____ Right Side _____ Left Side _____

I am the (circle one) Property Owner, Contractor, Tenant, Other (specify _____) making this application. I hereby certify that the owner of record authorizes the proposed work and, as his/her/their agent, we agree to conform to all applicable laws and regulations of this jurisdiction. The undersigned certifies the information stated in this application and submissions made therewith are true and correct. If any of the statements are willfully false, the undersigned understands they are subject to punishment.

Signature: [Signature] Print Name: LEON ROOMBERG Date: 3-19-2026

ZONING OFFICE USE ONLY			
Date Paid: <u>3/30/26</u>	Cash/Check #: <u>\$50.00</u>	Receipt #: <u>R-26-0786</u>	Collected by: <u>[Signature]</u>

457
1

Zoning Permit Application Procedures (Note: items in blue are hyperlinks to the Township Website)

The application will be considered incomplete and will not be reviewed unless the following have been received:

- o A completed Zoning Permit Application with all applicable fields completed. All proposed improvements require at least the dimensions of the structure, height above grade, and setbacks (distance) from the improvement to the property line as applicable.
- o A copy of a property survey to scale with location of fence(s) marked and/or shed, patio, addition, etc. drawn with dimensions and setbacks (distances) to the property lines indicated (except in application for finished basements, interior work not expanding the current footprint, commercial tenant fit outs)
- o Grading plan review if required. For any improvements that involve the grading or disturbance of more than 201 S.F. of surface dirt (unless exempt), as well as in-ground pools, submit two (2) original signed and sealed grading plans along with an initial escrow deposit \$500.00 (exact cash or check), completed Agreement to Pay Fees and W-9 form (see Chapter 72-1E.(4)).
- o Building & Lot Coverage Worksheet (except in application for fences, finished basements, interior work not expanding the current footprint, commercial tenant fit outs)
- o A drawing/catalog photo/brochure or similar showing details of the proposed structure including fences.
- o Payment of the applicable Zoning Permit fee.

The applicant will be advised via email of any deficiencies which would prohibit the issuance of a Zoning Permit.

Please be sure the email address to which approval is to be sent is completed and is legible.

Zoning Permit Application Filing Fee Chapter 72-1E, (non-refundable)

Residential additions, rehabilitation, fences, pools, sheds, etc.	\$ 50.00*
*Fee for <u>Active Evesham Township volunteer firefighter/EMT</u>	\$25.00 (per <u>Chapter 39-2.F.</u>)
Each lot containing a new 1 or 2 family dwelling unit	\$100.00
Each new multiple dwelling building	\$200.00
Non-residential development not requiring site plan approval	\$100.00
Non-residential development authorized by site plan approval	\$200.00
<u>Grading Plan Review (if required) Chapter 62-54</u>	\$500.00** Escrow (initial deposit)

W-9 and Agreement to Pay Fees forms required with check submission

Development Fees (Article XXII Ch.205-106 & 107) for residential (1.5%) & nonresidential development (2.5%) may be applicable.

For residential projects that require construction review, the tolling of time for review of the Construction Permit Application begins one day after the Zoning Permit has been issued. You will not be notified of issuance of the Zoning Permit until the Construction Permit is released (approved).

Regulations: Zoning Ordinance Chapter 160

Fences Chapter 160-22

Swimming Pools Chapter 62-62

Sign Regulations Chapter 160-75

UCC Guidance:

Pool Installation Guide (including Barrier)

Replacement Fence Guide

UCC/Zoning: Information Regarding Shed Installation

ZONING OFFICE USE ONLY

Application Control Number: _____

Proposed project approved by: Zoning Board _____ Planning Board _____

Application # _____ Hearing date _____ Resolution # _____ Resolution date _____

Grading Plan # _____ Engineer Approval date _____ MUA Approval date _____

Application *Incomplete* date: _____ Reason: _____

Application *Denied* date: 4/2/20 Reason for Denial: Bulk Variance Required _____ Use Variance Required _____

_____ Prior required/type _____ Notes: _____

Application Conditions of Approval: _____

Zoning Permit Approval date: _____ Zoning Permit # _____

Authorized Signature/Approval _____

Leon Roomberg, Homeowner

Patio to Deck plus Gazebos Project

Updated: 3/11/2026 6:38 PM

16 E Cedar Ave, Marlton, NJ 08053

Cell [REDACTED]

Email: [REDACTED]

3. Patio Section A. (Existing Description)

- a. Is accessed through the kitchen sliding glass door.
- b. Is at the same level as the kitchen floor.
- c. Extends approximately 12'4" from the back of the house to the lawn.
- d. Extends approximately 10'4" along the back of the house.
- e. The roof overhang (including the gutter) extends approximately 38" over the patio.
- f. Will only be replaced if found to be necessary during the demolition of Section B.

4. Patio Section B. (Existing Description)

- a. Is about two inches higher than section A. (This is a tripping hazard.)
- b. Extends approximately 12'4" from the back of the house to the lawn.
- c. Extends approximately 31'6" along the back of the house.
- d. The roof overhang (including the gutter) extends approximately 38" over the patio.
- e. This is what will be replaced by this project.

5. Section C. (Existing Description)

- a. Is not to be touched as part of this project unless absolutely necessary.
- b. Is accessed through the utility room back door.
- c. Is at the same level as the utility room.
- d. Extends approximately 7' from the back of the house to the lawn.
- e. Extends approximately 20'2" along the back of the house.
- f. The roof overhang (including the gutter) extends approximately 38" over the patio.

6. Section D. (Existing Description)

- a. This is the concrete deck around the swimming pool.

7. Section E. (Existing Description)

- a. This piece of concrete sank and needs to be replaced.

Project High-Level Overview:

BACK OF HOUSE:

1. Remove center 1 of 3 concrete sections of the patio attached to the rear of the house.
2. Replace with a new single-level concrete patio that is level with the two existing ground-level sections.
3. The Section B patio approximate size will be 32' x 11' (Same as area being replaced.)
4. Add three approximately 11'x 11' square gazebos to the deck and anchor to the patio.
5. One 8' section of fence will need to be temporarily removed to allow contractor equipment access and then reinstalled or replaced.
6. Regrade lawn if necessary

In The Pool Area:

1. In the pool deck area (Section D on page 3), add three approximately 11'x 11' square gazebo to the concrete patio and anchor it to the concrete patio.
2. In the pool deck area (Section E on the next page), remove & replace 10'x10' section of concrete.

Concrete Contractor:

TONETTA MASONRY & CONCRETE
LICENSE # 13VH03040600
Telephone (856) 506 - 1555 email: mikeytonetta@yahoo.com
2110 Mays Landing Road # 213 Millville, NJ 08332
(Proposal on the next page)

Gazebo Contractor:

Leon Roomberg, Homeowner

SIZE DETAILS

10x10' Wood Gazebo



[Premium] 4 Pack Ground Anchors with Power Nut ...

4.6 ★★★★★ (768)
1K+ bought in past month

\$28⁹⁹

✓prime Overnight

FREE delivery Overnight 7 AM - 11 AM

Add to cart

Premium ground anchors with power drill bit included for easy installation

[More details](#)

Where to Purchase:

- **Original Manufacturer:** Contact GarveeLife directly through their product page or customer service
- **Hardware Stores:** Most expansion screws are available at local hardware stores (Home Depot, Lowe's)
- **Amazon:** The products above provide suitable replacements and often superior anchoring options

The heavy-duty ground anchors offer better wind resistance than basic expansion screws and work well as upgrades for your gazebo's stability.

Leon Roomberg, Homeowner
Patio to Deck plus Gazebos Project
Updated: 3/11/2026 6:38 PM

16 E Cedar Ave, Marlton, NJ 08053
Cell [REDACTED]
Email: [REDACTED]

Concrete Contractor:

**TONETTA MASONRY
&
CONCRETE
LICENSE # 13VH03040600
(856) 506 - 1555**

Proposal Submitted to:
Leon Roomberg
16 East Cedar Ave.
Marlton, NJ

11/5/25

Work to be performed at 16 East Cedar Ave Marlton, NJ.

- Remove & replace with a new 4" thick slab to match the height of the existing patio ends 32' x11'

Price: \$5,984.00
6.625% State tax: \$396.44
Total Price w/ tax: \$6,380.44

- Remove & replace a 10'x10' block in pool area. Replace with 4" thick new 10'x10'.

Price: \$1,650.00
6.625% State tax: \$109.31
Total Price w/ tax: \$1,759.31

Grand Total Price w/ tax: \$8,139.75

NOTE:

- If there are utilities under the pool deck and the patio that need to be moved or removed, it will be the owner's responsibility/expense.

*****Tonetta Masonry & Concrete Will Not Assume Any Liability for Work Performed in This Contract Resulting from But Not Limited to Installations, Structural, Personal Injury, Material Damage, Business Loss and Or Loss of Revenue Due to Any Damage That May or May Not Occur in the Future of Said Work Performed.*****

All materials are guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of **\$8,139.75**. Payments will be as follows: 1/2 down payment of **\$4,069.88** before the start of job and the remaining 1/2 balance of **\$4,069.87** is due upon completion.

** The Above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above**

Signature: [Signature] Date: 11-5-2005

Checks must be payable to Tonetta Masonry & Concrete and mailed to 2110 Mays landing Rd. # 213 Millville NJ 08332

Any Alterations or Deviations from above specifications involving extra cost will be executed only upon written order and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control.

Respectfully Submitted Per Mike Tonetta _____ Date _____

Note: This Proposal may be withdrawn by us if not accepted within 30 days.

ROOMBERG 2025 01

Leon Roomberg, Homeowner

Patio to Deck plus Gazebos Project

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16 E Cedar Ave, Marlton, NJ 08053

Cell [REDACTED]

Email: [REDACTED]

[Premium] 4 Pack Ground Anchors with Power Nut Driver Drill Bit, Ground Anchors Screw in, Swing Set Anchors, Trampoline Anchors High Wind Heavy Duty for Camping Tents, Car Ports, Swing Sets, Canopies
[Visit the PAMAZY Store](#)

Each gazebo will have 4 of this item.



About this item

- [Upgrade Version With Thick Spiral Blade Design] Compared to traditional manual anchors, these ground anchors are improved the full spiral blade design and their thickness to 2.16mm, creating spaces between the spirals to the rock layer that can creep into and keep anchors more firmly. Effectively prevent the tent from being blown away by the wind. Perfect for a variety of life scenes, outdoor activities, and other outdoor furniture.
- [Superior Durability & Strength] Made of powder-coated solid steel, strong and sturdy, rustproof and anti-corrosion, not easy to break or warp after a long time use. The side faces are thoroughly welded to keep their shape and ensure durability regardless of hard rock. At the same time, the upper domed cap is upgraded to increase maximum force resistance and ensure the stake will not be pulled up from the ground.
- [Wide Range Of Applications] Trampoline tie-down anchor kits are suitable for a wide variety of applications and suited for grassland & soil for all weather. Help you secure the swing sets, slides, canopies, sheds, temporary shelters, campers, camping tents, fence posts, trampolines, carports, gazebos, trees, pet houses, and other outdoor furniture.
- [Easy Installation] Our trampoline anchor kits are easy to use with the help of a drill machine. To the anchors penetrate into hard clay or rocky soils easily, fix the anchor on the drill machine via the power nut driver first, and mark an insertion point. Then press the button and the anchor will quickly drill into the ground. Just 10 seconds for each stake to install, saving you time and effort, giving you much convenience.
- [Ensure Your Convenience] You will get not only 4 ground anchors which are 15 inches long with detachable eyelets, but also a power nut driver for connecting with the drill. Each ground anchor has a cover to protect the sharp tips, providing better safety while moving. Our ideal ground anchor set, swing set anchors, trampoline stakes, tent stakes heavy duty, playset anchors, or as anchor shed augers - greatly improve your experiences.

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