



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

Application Date:	1/29/2025
Application Number:	0022
Permit Number:	
Project Number:	
Fee:	\$100

Denial of Application

Date: 2/4/2025

To: AUTO ZONE
775 ROUTE 70 WEST
MARLTON, NJ 08053

CC: APP TELE:(201) 487-7575

RE: 775 ROUTE 70 WEST
BLOCK: 3 LOT: 2.01 QUAL: ZONE: C-1 EVCO OVERLAY

DEAR AUTO ZONE,

We are in receipt of a zoning permit application submitted on October 22, 2024 for a division of an existing building into two tenants. This application is denied because it requires site plan approval per Code 127-2. Specifically, the division of the building for an existing Pep Boys and proposed tenant fit out of an AutoZone does not meet the exception for site plan review:

Code 127-2D.(1) Exceptions from § 127-2B(1), "A change of tenant or user for a conforming use, whether or not it is the same use or a change of use, when the new tenant or user will occupy 25% or less of the gross floor area (GFA) within a multitenant shopping center, office building, or industrial building, or for a single-use building that is less than 8,000 square feet, provided that there are no other changes proposed to the approved site plan and provided that the multitenant shopping center or building is at least fifty-percent occupied (excluding the area subject to the application). In this case, the zoning permit application will be reviewed by the Township Manager or his/her designee prior to the issuance of same by the Zoning Officer. The review will consider whether the current site conditions are consistent with the approved site plan for the property, as well as matters of public health, welfare, and safety."

You may submit an application to 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. The appeal would be heard before the Zoning Board of Adjustment.

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.

Sincerely,


JENNIFER A. NEWTON, ADMINISTRATIVE OFFICER