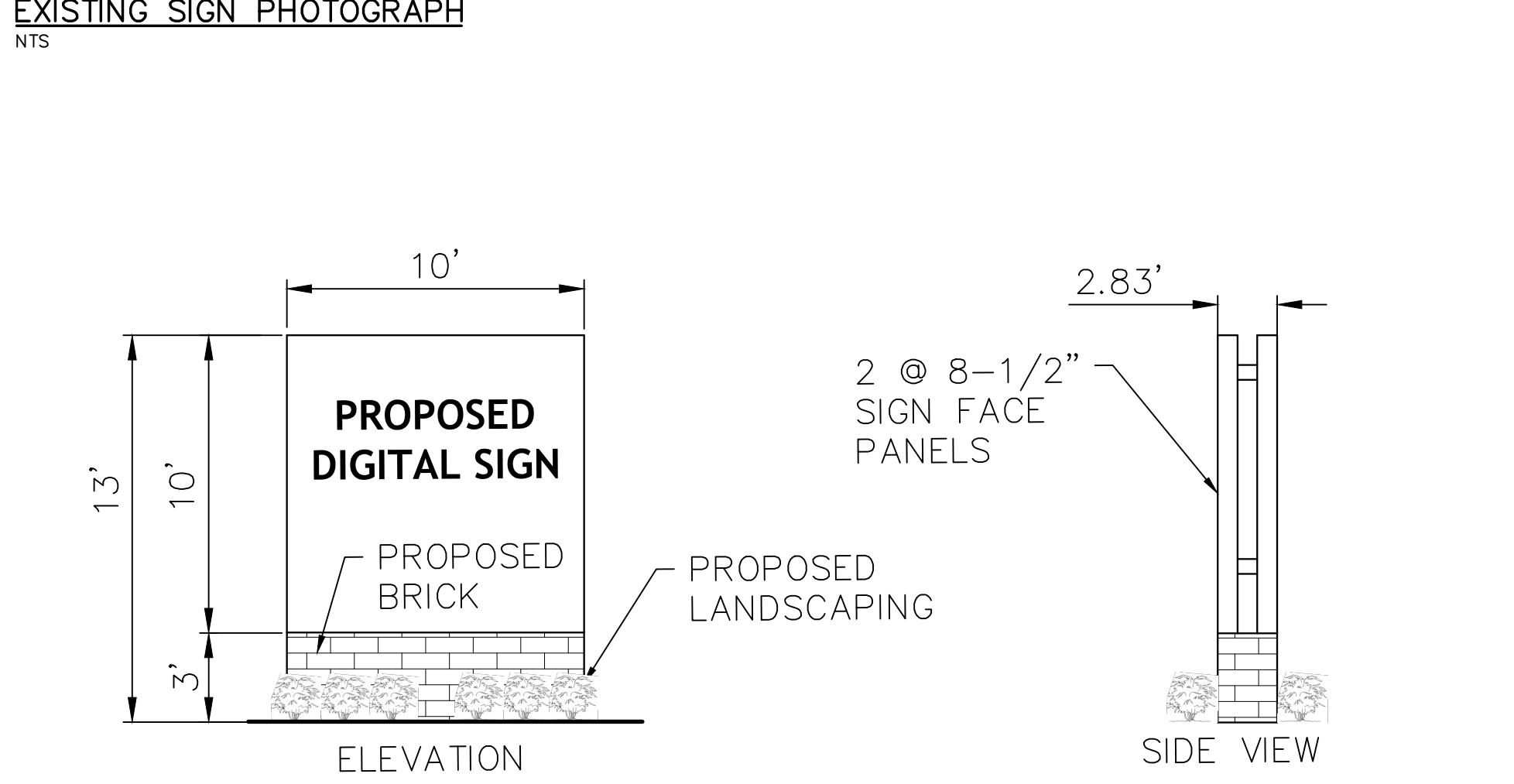
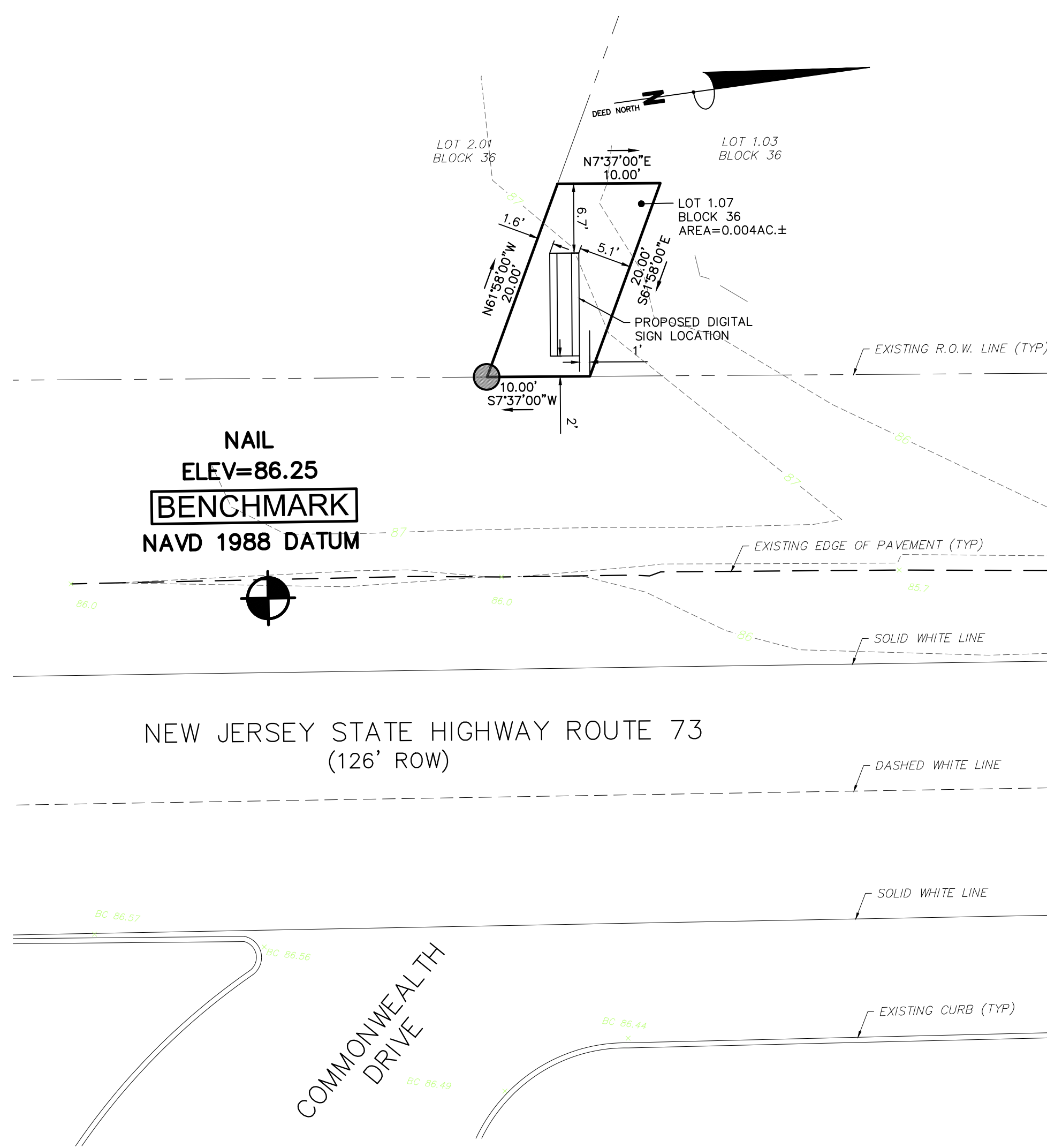


CREATED ON 02/27/2024, LAST MODIFIED ON 02/27/2024



ZONING SCHEDULE
SCHEDULE BELOW IS REFERENCED TO THE EVESHAM TOWNSHIP CODE BOOK. TRACT OF LAND IS ZONED C-1 COMMERCIAL DISTRICT

SECTION	USE/STANDARD	REQUIRED/PERMITTED BY ORDINANCE	EXISTING	PROPOSED	CONFORMS	VARIANCE	NOTE
CHAPTER 160: ZONING							
160.68(B)	SHOPPING CENTERS, DEPARTMENT STORES, MEDICAL OFFICES, RETAIL STORES, BANKS, DAYCARE FACILITIES	SHOPPING CENTERS, DEPARTMENT STORES, MEDICAL OFFICES, RETAIL STORES, BANKS, DAYCARE FACILITIES	ADVERTISING SIGN	ADVERTISING SIGN		X	EXISTING NON-CONFORMING CONDITION
160.68(E)(2)	MINIMUM LOT SIZE	2 ACRES EXCEPT LOTS PART OF A PLANNED COMMERCIAL DEVELOPMENT MAY BE 1 ACRE	187 SQUARE FEET 0.0043 ACRES	187 SQUARE FEET 0.0043 ACRES		X	EXISTING NON-CONFORMING CONDITION
160.68(E)(3)	MINIMUM STREET FRONTAGE	200 FEET	10 FEET	10 FEET		X	EXISTING NON-CONFORMING CONDITION
160.68(E)(3)	MINIMUM LOT WIDTH	200 FEET	10 FEET	10 FEET		X	EXISTING NON-CONFORMING CONDITION
160.68(E)(3)	MINIMUM LOT DEPTH	200 FEET	20 FEET	20 FEET		X	EXISTING NON-CONFORMING CONDITION
160.68(E)(3)	MINIMUM SIDE YARD	NONRESIDENTIAL 30 FEET EACH SIDE	N/A	N/A			NO BUILDINGS PROPOSED
160.68(E)(3)	MINIMUM FRONT YARD	100 FEET	N/A	N/A			NO BUILDINGS PROPOSED
160.68(E)(3)	MINIMUM REAR YARD	NONRESIDENTIAL 50 FEET EACH SIDE	N/A	N/A			NO BUILDINGS PROPOSED
160.68(E)(3)	MAXIMUM BUILDING COVER	15%	0%	0%		X	
160.68(E)(3)	MAXIMUM IMPERVIOUS COVER	55%	0%	15% (28 SF)		X	
160.68(E)(3)	CLEARING LIMIT	75%	0%	0%		X	
160.68(E)(4)	MAXIMUM PRINCIPAL BUILDING HEIGHT	40 FEET	N/A	N/A			NO BUILDINGS PROPOSED
160-75 B. (1) (a)	SIGNS GENERAL DESIGN	ONLY SIGNS WHICH PROMOTE OR DRAW ATTENTION TO A PRODUCT, BUSINESS, OR SERVICE ON PROPERTY WHERE THE SIGN IS LOCATED	ADVERTISING SIGN FOR PRODUCT, BUSINESS, OR SERVICE LOCATED OFF SITE	ADVERTISING SIGN FOR PRODUCT, BUSINESS, OR SERVICE LOCATED OFF SITE		X	EXISTING NON-CONFORMING CONDITION
160-75 B. (1) (f)	SIGNS GENERAL DESIGN	NO SIGN SHALL BE PLACED IN SUCH A POSITION AS TO ENDANGER TRAFFIC BY OBSCURING VIEW OR BY CONFUSING WITH OFFICIAL STREET SIGNS OR SIGNALS BECAUSE OF POSITION, COLOR, OR REFLECTIVE SURFACE.	SIGN PLACED SO AS NOT TO ENDANGER TRAFFIC	SIGN PLACED SO AS NOT TO ENDANGER TRAFFIC		X	
160-75 B. (1) (g)	SIGNS GENERAL DESIGN	NO SIGN SHALL PROJECT OVER A PUBLIC WALKWAY, EXCEPT WHERE A LOCAL RIGHT-OF-WAY ABUTS A STRUCTURE, OR FOR SIGNS OF GOVERNMENTAL AUTHORITY. FOR THOSE EXCEPTIONS WHERE A SIGN IS PERMITTED, THE LOWEST EDGE OF SIGN SHALL BE AT LEAST EIGHT FEET ABOVE THE SIDEWALK ELEVATION.	SIGN DOES NOT PROJECT OVER A PUBLIC WALKWAY	SIGN DOES NOT PROJECT OVER A PUBLIC WALKWAY		X	
160-75 B. (1) (i)	SIGNS GENERAL DESIGN	NO PORTION OF THE TOP EDGE OF ANY FREESTANDING SIGN SHALL BE GREATER THAN 22 FEET ABOVE THE ELEVATION AT THE CENTER LINE OF THE STREET IN FRONT OF THE PROPERTY ON WHICH THE SIGN SHALL BE SITUATED.	EXISTING SIGN HEIGHT IS 15 FEET HIGH AND IS UNDER 22 FEET ABOVE THE CENTER OF ROUTE 73	PROPOSED SIGN HEIGHT IS 13 FEET HIGH AND IS UNDER 22 FEET ABOVE THE CENTER OF ROUTE 73		X	
160-75 B. (1) (j)	SIGNS GENERAL DESIGN	EXCEPT WHERE OTHERWISE PROVIDED, NO SIGN OR ANY PART THEREOF SHALL BE LOCATED CLOSER THAN 10 FEET FROM ANY RIGHT-OF-WAY LINE OR LOT LINE. ANY NEW SIGN SHALL BE NOT LESS THAN A DISTANCE OF 50 FEET FROM ANY EXISTING ADJACENT FREESTANDING SIGN, EXCEPT AS OTHERWISE PROVIDED.	1.7 FEET SETBACK FROM ROUTE 73 ROW AND 0 FEET FROM SIDE LOT LINE	2' SETBACK FROM ROUTE 73 ROW AND 0 FEET FROM SIDE LOT LINE		X	EXISTING NON-CONFORMING CONDITION
160-75 B. (1) (l)	SIGNS GENERAL DESIGN	SIGNS MAY BE DOUBLE FACED	SIGN IS DOUBLE FACED	PROPOSED SIGN TO BE DOUBLE FACED		X	
160-75 B. (1) (m)	SIGNS GENERAL DESIGN	THE MAXIMUM DISTANCE BETWEEN FACES OF A DOUBLE FACED SIGN SHALL NOT EXCEED 18 INCHES	DISTANCE BETWEEN DOUBLE FACED SIGN = 12 INCHES	DISTANCE BETWEEN DOUBLE FACED SIGN = 17 INCHES		X	
160-75 M. (1) (a)	SQUARE FOOTAGE OF SIGN	80 SQUARE FEET	72 SQUARE FEET PER SIDE OR 144 SF	100 SF PER SIDE OR 200 SF		X	EXISTING NON-CONFORMING CONDITION
160-75 M. (1) (d)	SETBACK FROM STREET AND PROPERTY LINE	MINIMUM 10 FEET FROM STREET OR PROPERTY LINE	1.7 FEET SETBACK FROM ROUTE 73	2 FOOT SETBACK FROM ROUTE 73		X	EXISTING NON-CONFORMING CONDITION
160-75 E. (12)	PROHIBITED SIGNS	OTHER THAN THOSE PRESENTLY EXISTING OUTSIDE THE PINELANDS AREA, NO NEW BILLBOARD OR BILLBOARD-TYPE SIGNS SHALL BE ERRECTED	EXISTING SIGN	SIGN MODIFICATIONS		X	

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIAL, PLANTS, EQUIPMENT, INCIDENTALS AND CLEAN UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENTS. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICES.
3. ALL PLANTS SHALL BE OF NURSERY-GROWN STOCK TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY-FOLIATED VIGOROUS ROOT SYSTEM AND BE FREE FROM DEFECTS, INJURIES, INSECTS AND DISEASE. ALL ROOT BALLS SHOULD BE INSPECTED TO INSURE THAT THEY ARE UNDAMAGED AND CONTAIN GOOD QUALITY SOIL AND THAT IT ENCOMPASSES THE ENTIRE ROOT SYSTEM.
4. THE CONTRACTOR SHALL REPORT ANY SOIL DRAINAGE CONDITION CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED UNDER A PERFORMANCE BOND, AND A TWO (2) YEAR MAINTENANCE BOND AS SET FORTH IN THE REDEVELOPMENT PLAN.
6. INsofar AS IT IS PRACTICAL, PLANT MATERIALS SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY.
7. QUALITY AND SIZE OF PLANTS, SPREAD ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH AANI 260.1-2004 (OR CURRENT EDITION) AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
8. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOIL, STIFF CLAY, LITTER, ETC. SHALL BE USED FOR PLANTING.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK AND BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO (2) FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
11. SET ALL PLANTS PLUMB AND STRAIGHT AND AT SUCH LEVEL THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND'S SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
12. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES MUST NOT BE CUT BACK, LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
13. EACH SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE WITH CLEAN SHARP TOOLS. CUTS OVER 3/4" IN DIAMETER SHALL BE PAINTED WITH SUITABLE TREE DRESSING.
14. THE DRAWINGS SHALL BE SCALED FOR PURPOSES OF LOCATING SOIL BERMS, PLANT MATERIAL, PLANTING BEDS, GROUND COVER AREAS AND OTHER SITE AMENITIES SHOWN. DRAWINGS ARE DIAGRAMMATIC; PLANT MATERIAL IS SUBJECT TO FIELD ADJUSTMENT.
15. ALL PLANT MATERIAL TO BE SET IN PREPARED MULCHED BEDS. FINAL BED LINES TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE.
16. ALL PLANTING BEDS TO RECEIVE 3" OF HARDWOOD BARK MULCH AS INDICATED ON THE PLANTING DETAILS. FINAL LOCATION OF PLANT MATERIAL TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE.
17. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES.
18. NO DECIDUOUS SHADE TREES WILL BE LOCATED CLOSER THAN 10 FEET TO ANY SANITARY SEWER MAIN OR STORM SEWER PIPE. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFICATIONS OF ALL PLANTED MATERIAL QUANTITIES. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. PLAN HOLDS PRECEDENCE.
19. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH APPROPRIATE TOWNSHIP AGENCIES AND UTILITY COMPANIES AND SHALL REPORT ANY SOIL OR DRAINAGE CONDITION DETRIMENTAL TO THE GROWTH OF THE PLANT MATERIAL.
20. REPLACEMENT PLANTS SHALL CONFORM TO THE TYPE OF ORIGINALLY PLANTED TREE IN A GIVEN AREA, PROVIDED THAT, IF ANT DEVIATION IS ANTICIPATED, IT MUST BE DONE ONLY WITH WRITTEN PERMISSION FROM THE TOWNSHIP PLANNER OR LANDSCAPE ARCHITECT.
21. ONLY HARDWOOD BARK MULCH SHALL BE USED FOR PLANT MULCHING MATERIAL.
22. ALL BURLAP AND TWINE SHALL BE REMOVED FROM THE TOP OF THE ROOT BALL.
23. THE CONTRACTOR/APPLICANT SHALL CONTACT THE BOARD/TOWNSHIP LANDSCAPE ARCHITECT TO CONDUCT A PRECONSTRUCTION MEETING AND TO COORDINATE SITE CLEARING AND LANDSCAPE WORK.
24. ALL DEAD OR SEVERELY DECLINING PLANTS SHALL BE REPLANTED WITHIN THE NEXT GROWING SEASON FOR ONE (1) YEAR FROM THE TIME OF PLANTING.

PLANTING SCHEDULE

SYMBOL	QUANT.	BOTANICAL NAME	COMMON NAME	HEIGHT	ROOT	COMMENTS
IC	8	ILEX CRENATA HOOGENDORN	JAPANESE HOLLY	15"-18"	#2 CAN	FULL PLANTS
PA	4	PENISSETUM ALPEGROUDES "HALEM"	DWARF FOUNTAIN GRASS		1 GAL.	FULL PLANTS
TOTAL = 12						

ADJOINING OWNERS LIST (OFFICIAL ADJOINING OWNERS LIST SUPPLIED BY DARLENE D. CAMPBELL, CTA, EVESHAM TOWNSHIP ON DECEMBER 7, 2022).

EVEESHAM TWP 200 FOOT LIST FOR BLOCK 36 LOT 1.07 12/07/22 Page 1						
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
33	3		1	Current Owner: MICHAEL COURT MARLTON, NJ	650 ROUTE 73 SOUTH	L4
36	1.01		1	Current Owner: 11 ROBIN LAKE DR CHERRY HILL, NJ	625 ROUTE 73 SOUTH	L1.03
36	2.01		4A	Current Owner: 5020 SKILLMAN ST 182A-269 DALLAS, TX	1-2 EXECUTIVE DRIVE	
36	2.04		1	Current Owner: 2301 EVESHAM ROAD STE 702 VOORHEES, NJ	3 EXECUTIVE DRIVE	

IN order to comply with Chapter 245, P.L. 1991, any Utility Company that affects your property should be properly notified. Following is a list of Utility Companies, which serve Evesham Township.

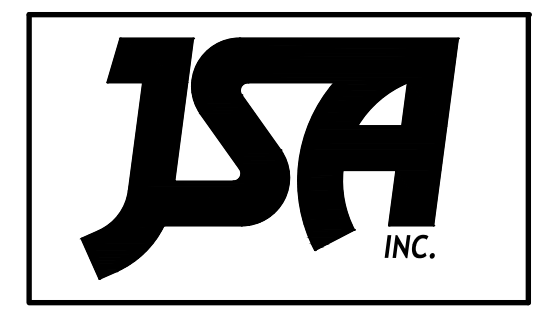
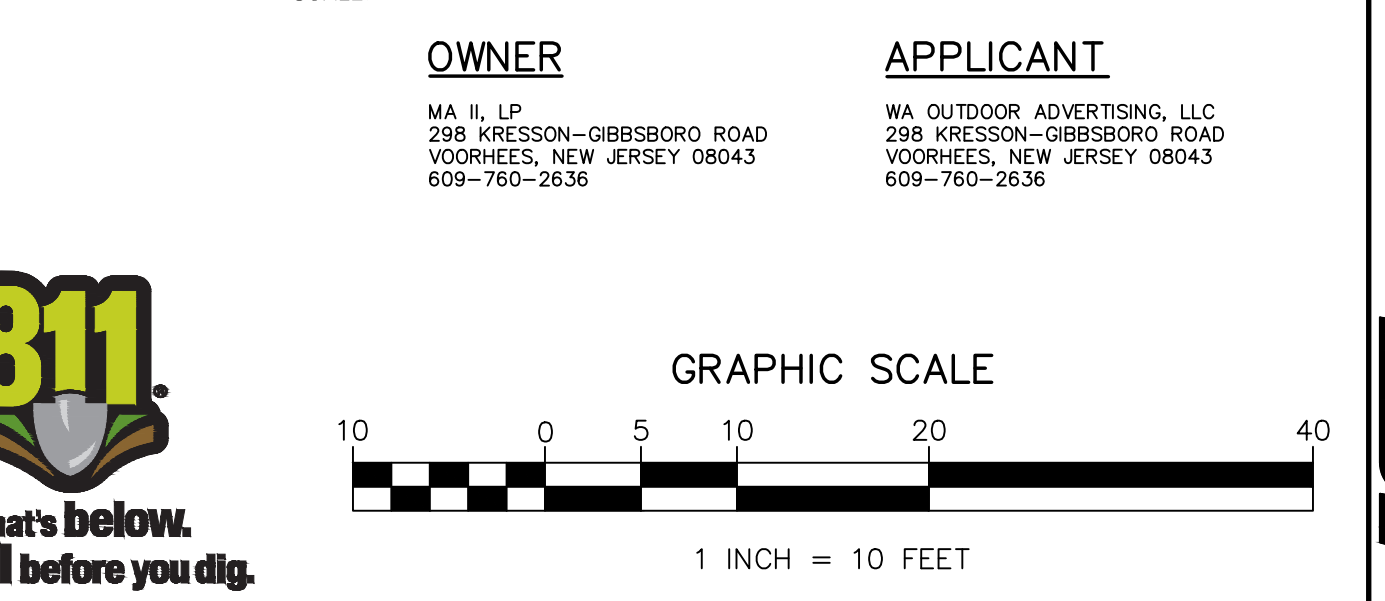
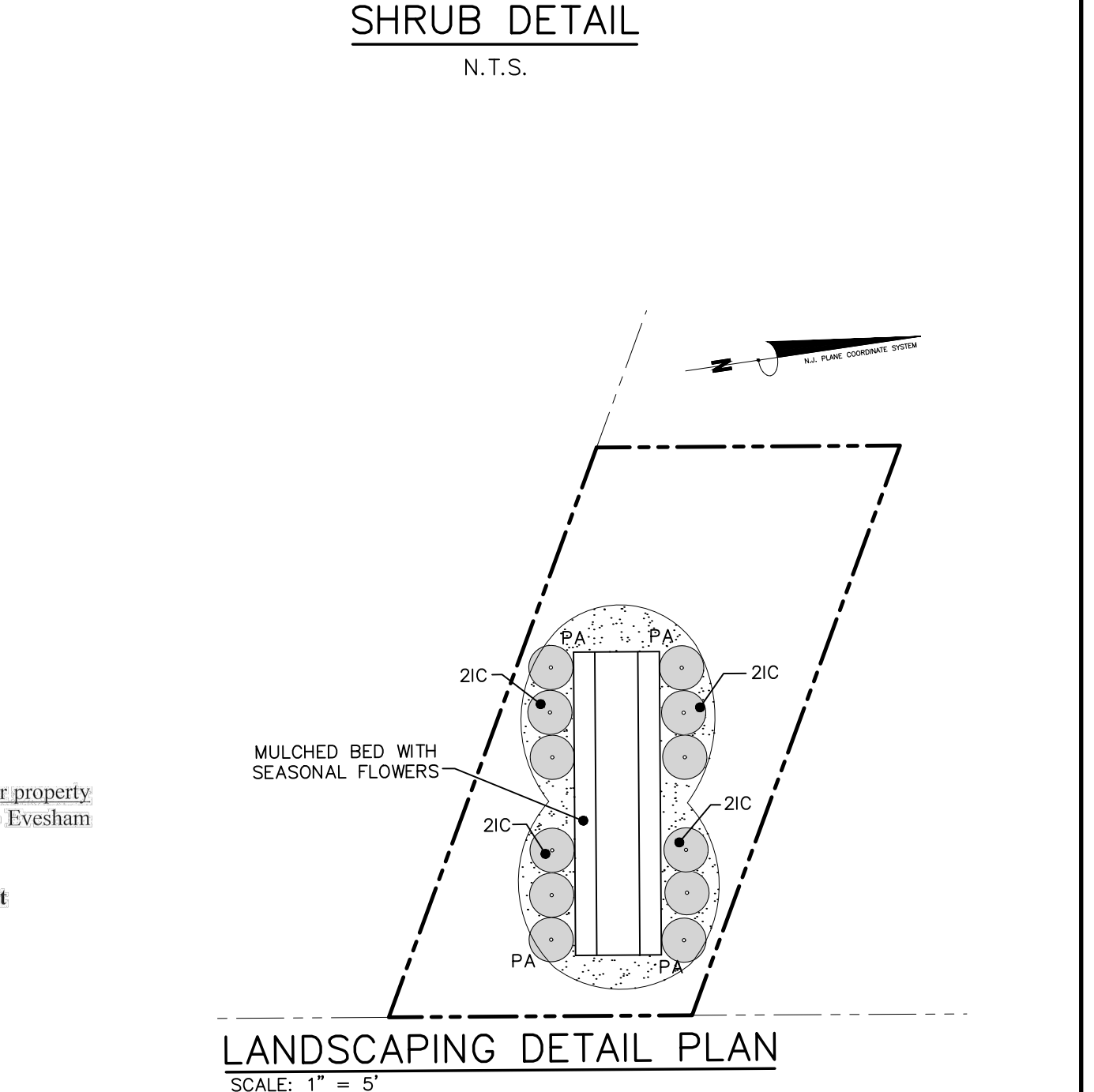
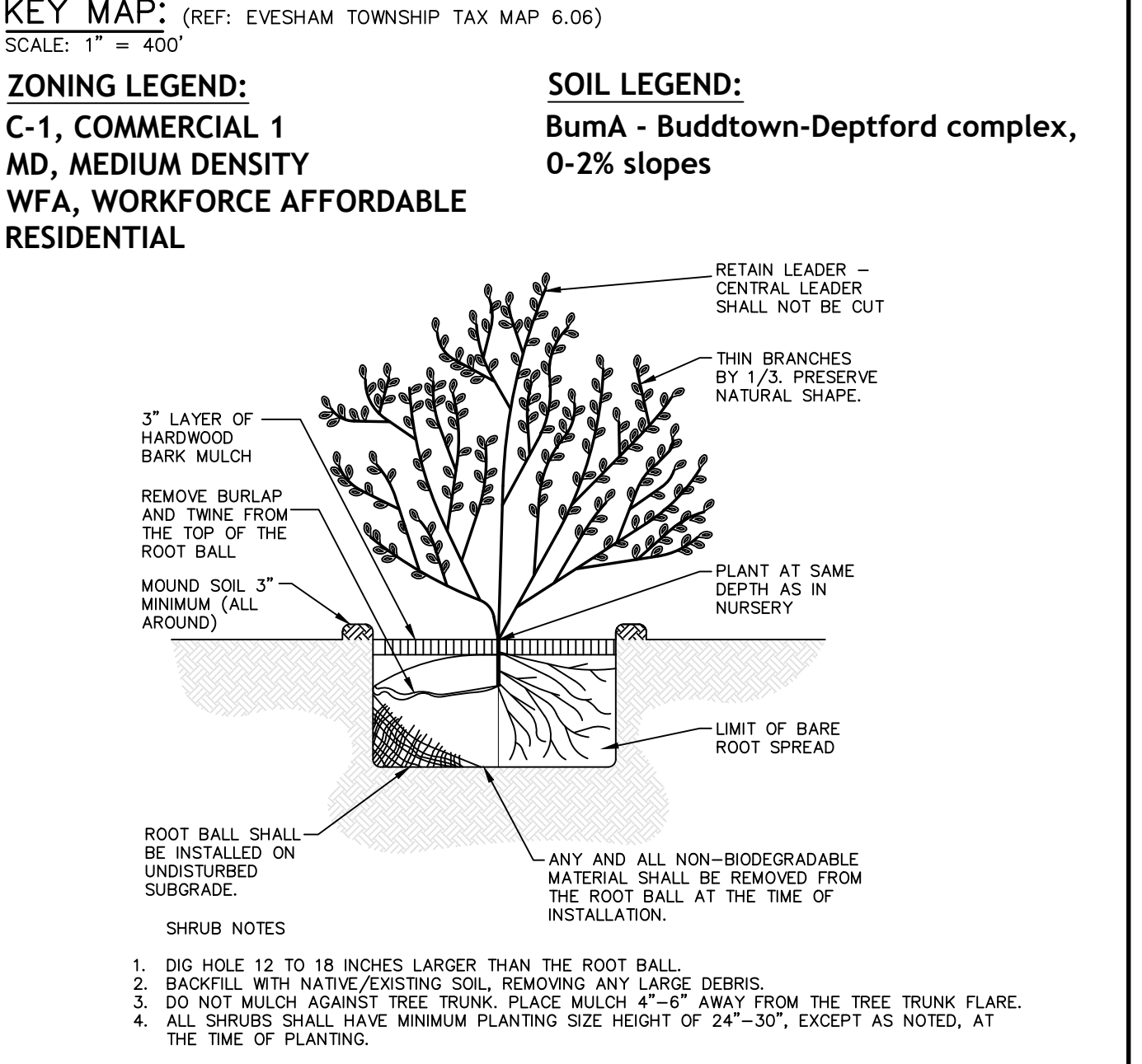
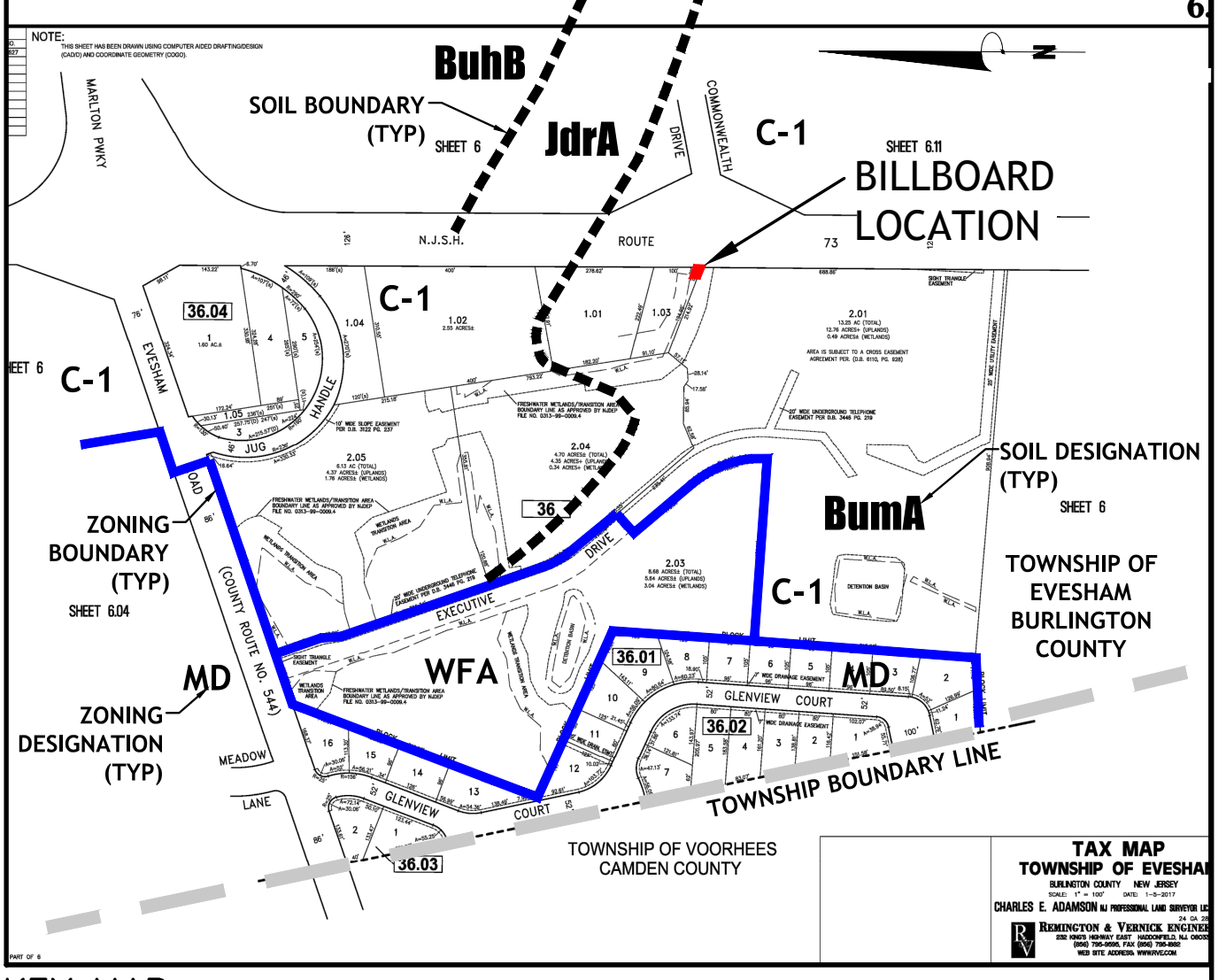
Evesham Municipal Utility Authority 100 Sharp Road Marlton, NJ 08053	Conectiv Real Estate Department 5100 Harding Highway, Suite 399 Mays Landing, NJ 08330
Public Service Electric & Gas Manager-Corporate Properties 80 Park Plaza, T63 Newark, NJ 07102	Comcast Cable TV P.O. Box 5025 Cherry Hill, NJ 08034
Verizon NJ PO Box 2749 Addison, TX 75001	South Jersey Gas 1 So. Jersey Plaza, Route 54 Folsom, NJ 08037

IT IS HEREBY CERTIFIED THAT THIS SITE DEVELOPMENT PLAN HAS BEEN APPROVED BY THE EVESHAM TOWNSHIP ZONING BOARD.

CERTIFICATION OF APPROVALS

CHAIRPERSON	DATE
SECRETARY	DATE
ZONING BOARD ENGINEER	DATE

OWNER: _____ DATE: _____



REV	DATE	DESCRIPTION	BY	APPR
2	02/28/2024	REVISE PROPOSED SIGN AND LANDSCAPING	TK	RJC
1	11/23/2022	INITIAL SUBMISSION	GMM	RJC
1		REVISION		
1		ISSUE		

TELEPHONE (609) 704-1155
FAX (609) 704-1166
www.jaengineering.com

41 SOUTH ROUTE 73, BUILDING 1, SUITE 201
HAMMONTON, NEW JERSEY 08037

BILLBOARD SIGN CONVERSION
PLATE 6.06, BLOCK 36, LOT 1.07, 631 ROUTE 73 SOUTH
EVESHAM TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY

VARIANCE PLAN
WA OUTDOOR ADVERTISING, LLC
298 KRESSON-GIBBSBORO ROAD
VOORHEES, NEW JERSEY 08043

JAMES SASSANO ASSOCIATES, INC.
ENGINEERING - SURVEYING - CONSTRUCTION LAYOUT
CERTIFICATE OF AUTHORIZATION NO. 24606017600

RICHARD J. CLEMONS, P.E.
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24603911200

Richard J. Clemons 2.12.1.2024
DATE

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DRAWN BY GMM	APPROVED BY RJC
SCALE AS NOTED	DATE 11/23/2022
JOB NUMBER 3871	SHEET NO. 1 OF 1

CS0201

2. WA OUTDOOR ADVERTISING, LLC EVESHAM BILLBOARD CONVERSION/VARIANCE PLAN/CONSTRUCTION

