



# Alaimo Group

200 High Street, Mount Holly, New Jersey 08060 Tel: 609-267-8310 Fax: 609-267-7452  
201 Willowbrook Blvd, Wayne, New Jersey 07470 Tel: 973-523-6200 Fax: 973-523-1765

April 18, 2025

Chair Thomas, and Board Members  
Evesham Township Zoning Board  
984 Tuckerton Road  
Marlton, New Jersey 08053

Re: Evesham Township Zoning Board  
TG Properties, LLC  
Application #Z25-01  
Mixed Use – Office and Residential  
48 N. Maple Avenue  
MD – Medium Density Zone  
Block 20.12, Lot 17  
**Site Plan Waiver**  
**Use Variance Request**  
***Planner's Report***  
Our File No: A-1398-0033-000

Dear Chair Thomas and Board Members:

We have reviewed the submission package and site plan/architectural plans (dated 02/03/25, revised 4/10/2025) for the 48 N. Maple Avenue tract and are familiar with the 0.51-acre site. The property is currently a vacant office building on a corner lot, and adjacent to single family residential to the north and west. The applicant is proposing to renovate the existing structure to create an office on the first floor and a two-bedroom residence on the second floor. The building exterior and roofline will also be modified. Office uses and Mixed Uses are not permitted in the Medium Density (MD) zone. Applicant requests a Use variance and a site plan waiver.

## Variance Requests:

1. Section 160-64 of the Ordinance does not list office use (or mixed use) as a permitted principal use in the Medium Density (MD) Zone. **The applicant requests a D(1) Use Variance to permit the office use (mixed use).**
2. Section 160-64 of the Ordinance requires a maximum impervious coverage of 15% where 27.7% exists and 27.0% is proposed. **This is an existing nonconforming condition.**

- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

3. Section 160-64 of the Ordinance requires a minimum front yard setback of 30-feet where 12.5-feet exists. **This is an existing nonconforming condition.** Applicant is proposing renovations to the building at this location. Applicant to confirm that the setback is not changing, or a bulk variance will be required.
4. Section 160-17 (Table 1) of the Ordinance requires a minimum buffer of 50-feet between an office use and single-family detached, a minimum buffer of 50-feet from residential (other than single-family detached) and single-family detached, and that no parking is permitted in the buffer area (Section 160-17C(2)). The applicant is not meeting the buffer setback to the west lot line (29'5") and north lot line (24'8 3/4"), due to the existing parking in these locations. **These are existing non-conforming conditions, however, as the applicant is seeking a use variance, these buffer areas should be supplemented with additional screening to mitigate any detrimental impacts from not meeting the buffer standards.**
5. Section 160-75K of the Ordinance lists the signs permitted in residential districts and commercial signs are not permitted. **Applicant requires a variance to permit the proposed commercial sign in the MD-Zone.**
6. Section 160-75K(2) of the Ordinance allows permitted façade signs in the residential zone to be 3-SF, where the applicant is proposing the commercial sign to be 67.37-SF approximately. **A bulk variance is required.**
7. **We defer to the Board Attorney bulk variances are required for the existing nonconforming conditions.**

**Our comments:**

8. The applicant is requesting a use variance related to MLUL 40:55D-70d. As the Zoning Board is well aware, these variance requests may be granted based on proofs presented by the applicant, with determination that the proofs are met. The applicant must convince the Board of **all** of the following:
  - a. There are "special reasons" why the use should be permitted in a zone where it is not allowed under the Ordinance. The elements of "special reasons" are:
    - The proposed project carries out a purpose of the Zoning; or
    - Refusal to allow the project would impose on the applicant an undue hardship.
  - b. The proposed site is particularly suited for the proposed use.
  - c. An "enhanced quality of proof"
    - The variance being requested will not be inconsistent with the intent and purpose of the Master Plan and Zoning Ordinance.

- There is a valid reason why the variance should be granted despite the fact that it is not permitted under the Zoning Ordinance.
- d. An applicant for a “use variance” must also satisfy the “negative criteria”:
- If the variance is granted there will not be a substantial detriment to the public good; and
  - The granting of the variance will not substantially impair the intent and purpose of the Zone Plan and Zone Ordinance.
9. Applicant to provide testimony to the operations of the office use, including hours of operations, number of employees, type of office use, and frequency of patrons visiting the business.
10. Applicant to provide testimony as to status of existing site improvements including lighting, landscaping, parking lot paving and/or striping that may require repair or replacement.
11. Applicant has not submitted a landscaping plan. Applicant is to provide a landscaping plan for Board review.
- a. Applicant is to provide on the plan the locations of existing trees on site. Applicant to preserve as many worthwhile trees as possible to continue the existing buffer, particularly, the tree located near the driveway and tree near residential to the east.
  - b. Applicant to provide supplemental plantings in the buffer area to screen the parking area and use from the existing residential. Board may consider a fence along the northern lot line.
  - c. Applicant to provide species type and quantities of plantings on the landscape plan.
  - d. A note is to be provided stating a post-construction landscape inspection may require additional plantings to achieve the performance objective for adequate buffering and screening.
12. The applicant has not provided a lighting plan.
- a. Applicant should provide a detail of any new lighting and testimony to any existing lighting.
  - b. Lighting is to be fully screened from off-site glare and uplighting.
  - c. LED temperatures for any new lights are recommended to be more residential warm 2700K.

- d. Illumination levels should be displayed on the plan. These can be shown on the landscape plan.
13. Section 160-27 of the Ordinance requires all nonresidential uses to provide and utilize outside trash enclosures (dumpsters) for the elimination of trash and/or garbage. Applicant to provide testimony to the operations of the storage of trash/recycling on site and removal of trash/recycling off site.
14. Applicant to provide testimony and details to the proposed signage. Applicant to confirm the existing monument sign will be removed. Applicant to provide testimony to the illumination method of the sign.
15. Required ADA parking and signage should be addressed.
16. Applicant to present floor plans and elevations to the Board for review. Applicant to confirm separate entrances for the Office and Residential uses.

Should you need additional information, please contact us.

Very truly yours,

ALAIMO GROUP



Richard Hunt, PP, AICP  
Senior Project Manager

RH/DV

- c: Evesham Township Zoning Board Members  
Kevin Rijs, Director of Community Development  
Matt Wieliczko, Esq., Board Solicitor  
Jennifer Newton, Administrative Officer/Board Secretary, Evesham Township  
Rakesh Darji, PE, PP, CME, Board Engineer  
Stacy Arcari, PE, Board Traffic Engineer  
Dan Vechesky, Associate, Alaimo Group

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