



**Consulting & Municipal
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March 24, 2025

Evesham Township Zoning Board
984 Tuckerton Road
Marlton, New Jersey 08053

Attn: Jennifer Newton, Board Secretary

**Re: Environmental Review
TG Properties LLC
Site Plan Waiver and Use Variance
48 North Maple Avenue
Block 20.12, Lot 17
Evesham Township, Burlington County, New Jersey
Application No. Z25-01**

Dear Ms. Newton:

CME Associates (CME) has received the application submitted by TG Properties LLC for the above-referenced site. The site contains approximately 0.5-acre of land located on the western side of North Maple Avenue (CR 607) and the northern side of Westminster Avenue. The site is situated within the MD (Medium Density) zoning district.

Historically, the property contained agricultural land from prior to the 1930s until at least 1940. Available information indicates the existing building was constructed prior to 1951. Originally used as a single-family residence, the building currently contains office space. The applicant proposes to implement renovations to create a new two (2) bedroom apartment on the second floor of the building; the commercial office will retain use of the first floor and basement. The applicant seeks site plan waiver and use variance approval from the Township of Evesham.

On behalf of the Township of Evesham, CME has reviewed the following documents:

- Land Development Application Z25-01 and Checklists, received February 25, 2025.
- Maple Ave Renovations (7 sheets), prepared by Pace Architecture + Design LLC, dated January 7, 2025, last revised February 3, 2025.

CONSULTING AND MUNICIPAL ENGINEERS LLC
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000
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ENVIRONMENTAL REVIEW

We have reviewed the application for compliance with the Evesham Township Land Use Code (as it relates to use of the property), including §94 Article II (Environmental Impact Report, including Cultural Resource Survey) and §94 Article IV (Phase I Environmental Assessments).

We offer the following environmental review with recommendations for your consideration.

Environmental Impact Report

Pursuant to §94-13 through §94-17, an Environmental Impact Report with a Cultural Resource Survey is required for each application for development, except for a minor subdivision.

The applicant has requested a waiver for this submission requirement.

1. Review of the NJDEP's NJ-GeoWeb website indicates no streams, wetlands, or other environmentally sensitive areas are mapped at the site or adjoining properties. Available information indicates a single-family residence was constructed at the property prior to 1951 and was converted to commercial use sometime prior to 1995. The application documents indicate the proposed site improvements will reduce impervious coverage at the site by 159 SF. **We have no objection to granting a waiver for this submission requirement. However, the applicant should provide testimony regarding the existing conditions and any proposed changes to the building, pervious/impervious coverage, storage areas, landscaping, and/or stormwater management at the site.**

Cultural Resources Survey

The applicant has requested a waiver for this submission requirement.

2. Historically, the property contained agricultural land from prior to the 1930s until at least 1940. Available information indicates the existing building was constructed prior to 1951 and currently contains office space. Adjacent properties consist of residential uses; the surrounding area contains commercial, light industrial, and residential uses. The site and adjacent properties are not listed on the State and National Registers of Historic Places. Additionally, regional mapping indicates potential historic resources are not mapped on or adjacent to the site. **Based on the property location and site history, it is not anticipated that any significant cultural resources will be identified at the site. We have no objection to granting a waiver for this submission requirement.**

Air Quality Study

Per §160-15 of the Evesham Township Zoning Ordinance, an Air Quality Study is required for any residential development of 100 or more units and any other development involving more than 100 parking spaces.



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3. Currently, the site contains ten (10) parking spaces including one (1) ADA space. The application does not propose any changes to the existing parking lot. **An air quality study is not required for the project as proposed. However, the applicant should provide testimony regarding the existing conditions and proposed changes at the site including to concrete/asphalt pavement, loading and storage areas, and number/uses of parking spaces.**

Environmental Site Assessment

Pursuant to §94-24 through §94-29, an Environmental Site Assessment is required as part of and as a condition of approval for each application for development.

The applicant has requested a waiver for this submission requirement.

4. Review of the NJDEP's Data Miner and NJ-GeoWeb websites identified Known Contaminated Sites and UST Facilities in the surrounding area. The site was not identified in the NJDEP's online databases. However, the application documents and site history indicate the presence of potential Areas of Concern (AOCs; NJAC 7:26E-1.8) associated with the site. Historic aerial photography identified agricultural use of the site until at least 1940; the potential exists that pesticides were historically applied to the former agricultural fields at the property. The application documents indicate the office and proposed apartment will be serviced by the existing electric and natural gas utilities. Information regarding previous heating fuel source(s) associated with the structure has not been provided. Based on the age of the structure, the potential exists that heating oil was previously used at the site. **The applicant should retain a qualified environmental consultant to prepare an Environmental Site Assessment for the property and assess the AOCs associated with the site in accordance with NJDEP regulations and guidance documents. Any underground storage tanks (USTs) and/or aboveground storage tanks (ASTs) identified at the site shall be properly decommissioned in accordance with all applicable rules and regulations. The applicant should provide copies of all related reports and supporting documentation.**
5. Based on the age of the building, the potential exists that asbestos-containing material (ACM), lead-based paint (LBP), and/or PCB-containing materials associated with the structure may be present. The proposed renovations include demolition/removal of the existing roof, chimney, and portions of interior and exterior walls. **The applicant shall retain a qualified inspector to evaluate the presence/absence of ACM, LBP, and Universal Wastes associated with the structure prior to any demolition and/or renovation activities. All hazardous materials associated with the structure shall be properly managed, removed, and disposed/recycled at regulated facilities in accordance with applicable regulations. The applicant shall provide the Township with copies of all related reports and supporting documentation.**



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6. **Any soils which will be removed from the site shall be properly characterized in accordance with applicable regulations prior to transporting off-site. The applicant should provide the Township with copies of all related reports and supporting documentation.**
7. **All asphalt, concrete, and/or other debris/wastes generated during the proposed activities shall be properly disposed or recycled at regulated facilities. The applicant should provide the Township with copies of all related reports and supporting documentation.**

CME Associates reserves the right to provide additional comments as more information becomes available. Should you have any questions in this regard, please do not hesitate to contact this office.

Very truly yours,
CME Associates

Behram Turan, P.E., LSRP
Senior Vice President

BT:ers

cc: Kevin Rijs, PP, AICP, Director of Community Development
Matthew Wieliczko, Esq., Board Solicitor
Richard Hunt, PP, AICP, Board Planner
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