



Township of Evesham.

<https://evesham-nj.org/departments/construction>

984 Tuckerton Road • Marlton • NJ 08053 • 856-983-2900 • Township Code Book: <https://www.ecode360.com/EV0481>

Land Development Application Form

The application must be filed with the board **at least 20-days prior** to the hearing date.

Application Fee is Nonrefundable.

RECEIVED

APR 08 2025

Application Fee (94-10): \$400⁰⁰
Escrow (initial deposit): \$3100⁰⁰

Date received: _____
PB or ZBA #: ZZS-10
HPC App #: _____

If you are not familiar with the [Township Zoning Code \(Ch. 160\)](#), please see the Township Administrative Officer for assistance or visit the Community Development webpage: <http://www.evesham-nj.org/index.php/forms-comm-dev> or [Application Checklists: Attachments to Chapter 94 Land Use Regulations](#)

1. SITE INFORMATION

ZONE DISTRICT: C-1 and MD

Property Address: 200 Route 73 North and 89 Baker Boulevard

Block/s: 20 and 20.01 Lot/s: 1.01 and 1 respectively

Development Name: Olga's Diner Home Owners Association: YES NO

Is the property within the [Pinelands](#). YES NO

Present Use: see rider

Proposed Use: see rider

Proposed Development Name: N/A

Proposed Number of Phases of Construction: 1, N/A

2. APPLICANT & OWNER INFORMATION

Applicant Name: Route 73 Property LLC

Mailing Address: 200 Route 73 North, Marlton, NJ 08053

Phone #: 856-392-6744 Email: [REDACTED]

Form of Ownership: Individual Partnership Corporate Government Nonprofit Utility (LLC)

If applicant is not the owner, state applicant's authority to bring this application and specific interest in application (i.e. agent for owner, equitable interest, agreement of sale): _____

Applicant is owner.

Property Owner Name: Same as applicant

Property Owner Address: _____

Phone #: _____ Email: _____

Form of Ownership: Individual Partnership Corporate Government Nonprofit Utility



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3. APPLICATION TYPE: Check as many items as applicable.

- Bulk Variance/s Use Variance Conditional Use Informal/Concept Review
- Appeal of Decision Site Plan Waiver Interpretation of Zoning Map or Ordinance
- Waiver of Development Standard Submission Waiver Other _____

Subdivision Application:

- Minor Subdivision Major Sub. Preliminary Major Sub. Final
- _____ Total Number of lots to be created _____ Total Proposed Dwellings

Amend Prior Subdivision Approval/s: Please provide copies of the prior resolutions of approval and any supplemental information. _____

Site Plan Application:

- Minor Site Plan Preliminary Major Site Plan Final Major Site Plan

Amend Prior Site Plan Approval/s: Please provide copies of the prior resolutions of approval and any supplemental information. _____

4. ROADWAY JURISIDCTION:

- NJ State County Route Municipal Road

5. PROPERTY DIMENSIONS:

- a. Total Area in square feet or acres: 1.97 b. Frontage in feet: 200.56
- c. Corner property: Yes or No (both lots)

6.A. SUBDIVISION INFORMATION:

1. Number of proposed lots: _____
2. Average lot size in square feet or acres: _____
Proposed: _____ Required: _____
3. Average Street Frontage: _____
Proposed: _____ Required: _____
4. Will any new streets be created? Yes No
5. Purpose of Subdivision:
Residential Industrial Mixed Use Commercial
Office Agriculture Other (Describe): _____



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7. UTILITIES: (Complete if subdivision and/or site plan are requested) *N/A*

- a. What is the present source of potable water? Well Municipal
- b. Is the present water source adequate to service the proposed development? Yes No
- c. If the present water source is not adequate, how will the development receive potable water? _____
- d. Is municipal water service capacity presently available? Yes No
- e. Has application been made for municipal water connection permits? Yes No
If yes, how many _____ and when _____
- f. Will an existing well be used? Yes No
- g. Are any new wells to be used? Yes No
- h. Has the potability of the well water been certified? Yes No
- i. Is the property serviced by municipal sewer? Yes No
- j. Will the development require additional sewer lines? Yes No
- k. Can the existing connection service the development? Yes No
- l. Is sewer capacity presently available? Yes No
- m. Has application been made for municipal sewer connection permit(s)? Yes No
If yes, how many _____ and when _____
- n. Have any municipal water connection permits been obtained? Yes No
If yes, how many _____ and when _____
- o. Have any municipal sewer connection permits been obtained? Yes No
- p. Is there any existing septic system? Yes No
- q. Can the existing septic system service the development? Yes No
- r. Is a new septic system proposed? Yes No
If yes, state the type:
 Conventional Waterless toilet w/ gray water
 Alternative Other (describe) _____
- s. Has application been made for an on-site septic system(s)? Yes No
If yes, how many _____ and when _____
- t. Has the application been approved? Yes No
If yes, and when _____

u. Gas: (check)

- Natural Proposed Existing
- Propane Proposed Existing

Electric: (check)

- Above ground Proposed Existing
- Below ground Proposed Existing

**SITE DATA (LOT 1.01, BLOCK 20)
(COMMERCIAL-1 (C-1) / EVESHAM CROSSROADS OVERLAY (EVCO) DISTRICT)**

DATA	REQUIRED	EXISTING	PROPOSED	COMMENTS
Minimum Lot Size	1.5 Acre min	1.63 Acres	1.74 Acres	Conforms, no change
Minimum Street Frontage	150' min	200.56'	200.56'	Conforms, no change
Minimum Lot Depth	200'	200.56'	200.56'	Conforms, no change
Minimum Side Yard Setback, Each Side	25' min	N/A	N/A	Conforms, no change
Minimum Front Yard Setback	20' min	27.2' & 16'	27.2' & 16'	Variance Previously granted, No change
Minimum Front Yard Parking Setback	50' min	12.2' & 2'	12.2' & 2' & 4'	Variance Previously granted for existing New Variance for 4' setback
Minimum Rear Yard Setback	50' min	99.48' & 187.79'	99.48' & 187.79'	Conforms, no change
Maximum Impervious Coverage	60% max	72.75% (previously 80.40%)	73.30%	New Variance Needed
Maximum Building Height	40' max	+/-27' (1 Story)	+/-27' (1 Story)	Conforms, no change
Distance Between Buildings on Same Site	20' min	N/A	N/A	Conforms, no change
Floor Area Ratio (F.A.R)	0.15 (1 Story)	0.10	0.10	Conforms
Landscape Buffer	30' to residential min	34.89' to Res.	15'	New Variance Needed
Loading Zone	1/100 storm 274 Spaces = 2.74	one : 10'x22'	one : 10'x22'	Variance Previously granted, No change
Parking	15@1,000 S.F. of GFA 7,225 S.F. = 103 spaces	110	124	14 Additional Employee Parking Spaces are Proposed

**SITE DATA (LOT 1, BLOCK 20.01)
MD ZONE**

DATA	REQUIRED	EXISTING	PROPOSED	COMMENTS
Lot Size	10,000 S.F.	14,914 S.F.	10,337 S.F.	Conforms
Lot width @ setback	100' min	100'	100'	Conforms
clearing ratio	0.5	N/A	N/A	Property is developed
Front Yard	30' min	29.7'	29.7'	Existing Non Conforming condition to remain
Side Yard	10' min	N/A	N/A	Two front / Two Rear Yard
Rear Yard	25' min	22.5'	22.5'	Existing Non Conforming condition to remain
Impervious Coverage	45%	17%	24.5%	Conforms
Building Height	35' max	+/-20'	+/-20'	Conforms
Usable Yard	20%	>20%	>20%	Conforms
Accessory building setback	12.5'	47.8'	2.19'	New Variance



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9. VARIANCES: Complete for variance applications. **Public Notice (15-16) must be completed by the applicant in compliance with the requirements of the New Jersey Municipal Land Use Law. A copy of the public notice and proof of service are required.**

A. Briefly describe each variance requested and provide Zoning Code Section from which relief is being sought: See attached rider for entire page.

B. If a "d" variance is requested, what are the special reason(s) which support your application: (This type of variance can only be heard by the Zoning Board of Adjustment) _____

C. If a "c" variance is requested, what are the exceptional property conditions which prevent you from complying with the zoning ordinance? _____

D. If a "c" variance is requested and you contend there are no exceptional property conditions, how will the Municipal Land Use Act be advanced if the variance were to be granted and how would the benefits of a variance outweigh any detriment? _____

E. Supply a brief statement of facts showing why the requested variance can be granted without substantial detriment to the public good and without substantial impairment to the intent and purpose of the Township's zoning plan and zoning ordinance: _____

10. WAIVERS: (Complete if waiver/s requested) Attach additional pages if necessary.

A. Subdivision or Site Plan Filing: Briefly describe each filing requirement (submission) waiver you are seeking: _____



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B. Subdivision or Site Plan Filing: Briefly describe each Design Standard Waiver you are seeking:

11. INTERPRETATION - APPLICATION: For Zoning Board of Adjustment only.

Attach a statement of contentions and provide Code Section(s) in question.

12. APPEAL DECISION OF ZONING OFFICER OR BUILDING INSPECTOR - APPLICATION:

Attach a statement which includes the following: (1) Description of the order, determination or decision being appealed (hereinafter called "adverse ruling"), (2) Name and Title of enforcing officer, (3) Date adverse ruling was issued, (4) Date applicant received adverse ruling, (5) Why you allege the adverse ruling is in error, (6) The relief you are seeking, and (7) If the adverse ruling is upheld, do you request that a variance be considered?

13. OTHER AGENCIES OR PRIOR APPROVALS REQUIRED:

Agency	Yes or No	Date Submitted
A. Burlington County Planning Board	N/A	
B. Burlington County Soil Conservation	N/A	
C. Pinelands Commission	N/A	
D. NJ Department of Transportation	N/A	
E. NJ Department of Environmental Protection	N/A	
F. Other: (Describe)		

14. SUBMISSION ITEMS: Plans, surveys, reports, & other items included with application.

Item/Exhibit	Date/Last Revision	Prepared By
See attached cover letter.		

15. SUPPLEMENTAL INFORMATION:

A. Have there been any previous applications for this property filed with the Planning Board or Zoning Board?

Planning Board: Yes No Zoning Board: Yes No

If yes, state the nature, date and disposition of each prior application: _____



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B. Describe any deed restrictions affecting the property: see attached

C. Describe any proposed deed restrictions: none

D. Describe any easements or rights of way affecting the property: see attached

E. Describe any easements or rights of way proposed by the applicant: none

16. CORRESPONDENCE: In addition to the applicant, to whom should Township and/or the Board Professional/s correspondence be sent?

Name: all professionals below Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

17. APPLICANT PROFESSIONAL & EXPERT WITNESS LIST:

A. Name & Profession (Attorney, Engineer, Planner etc): Attorney

Robert S. Baranowski, Jr., Esq., Hyland Levin Shapiro LLP

Mailing Address: 6000 Sagamore Dr., Suite 6301. Marlton, NJ 08053

Phone #: 856.355.2900 Email: [REDACTED]

B. Name & Profession (Attorney, Engineer, Planner etc): Engineer

Peter Lazaropoulos, PA, PE, PP, LEED AP, NOTIS Professional Services

Mailing Address: 1926 Greentree Road, Suite 200, Cherry Hill, NJ 08003

Phone #: 609-217-4950 Email: [REDACTED]

C. Name & Profession (Attorney, Engineer, Planner etc): Planner

Leah Furey Bruder, PP, AICP, LFB Land Planning LLC

Mailing Address: PO Box 262 -Medford, NJ 08055

Phone #: 609-605-3838 Email: [REDACTED]

D. Name & Profession (Attorney, Engineer, Planner etc): _____

Mailing Address: _____

Phone #: _____ Email: _____



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18. CERTIFICATIONS:

A. TAX COLLECTOR CERTIFICATION ([Proof of Payment](#))

It is hereby certified that all taxes, municipal liens, and utility charges for the address and block and lot below are paid and current as of 4-9-25.

Address: 89 Barker Boulevard and 200 Route 73 North

Block/s: Block 20.01, Lot 1 and Block 20, Lot 1.01

Lot/s: _____

Property Owner: Route 73 Property, LLC

[Signature] 4-9-25

Evesham Township Tax Collector Signature and Date

B. APPLICANT CERTIFICATION:

The undersigned certify they are the applicant(s) named in the foregoing application or the undersigned certify they are legally authorized to submit the foregoing application and may sign this Certification on behalf of the applicant. The undersigned certify the information stated in the foregoing application and submissions made therewith are true and correct. If any of the foregoing statements are willfully false, the undersigned understand they are subject to punishment.

[Signature] 4/8/25
Applicant Signature Date

Applicant Signature Date

Print Name: Robert S. Baranowski, Jr., Esq.

Print Title: Attorney for Applicant

Print Name: _____

Print Title: _____

C. OWNER CERTIFICATION:

The undersigned hereby certify that he/she/it/they is/are the owner(s) of the property which is the subject of the foregoing application and that the applicant named therein has been authorized to submit said application to the Planning Board or Zoning Board of Evesham Township. The undersigned certify he/she/it/they is/are said owner(s) or is/are legally authorized to sign this certification on behalf of the owner. The undersigned realize that if any of the foregoing statements are willfully false, he/she/it/they is/are subject to punishment

[Signature] 4/8/25
Owner Signature Date

Owner Signature Date

Print Name: Robert S. Baranowski, Jr., Esq.

Print Title: Attorney for Owner

Print Name: _____

Print Title: _____



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CERTIFICATION OF CORPORATE/PARTNERSHIP

To be completed if the applicant is a corporation/partnership and if the application seeks permission to subdivide a parcel of land into six (6) or more lots, or seeks a variance to construct a multiple dwelling of twenty-five (25) or more family units, or seeks site plan approval of a site to be used for commercial purposes in accordance with N.J.S.A. 40:55D-4B.1.

The undersigned hereby certifies that he/she is an authorized representative of the applicant named in the foregoing application and that the applicant is a corporation [] partnership []. The undersigned hereby certifies that the name and address of all shareholders or individual partners owning at least 10% of the stock of the corporation or at least 10% of the interest in the partnership is:

Print Name:
Hristos Kolovos

Visilios Kolovos

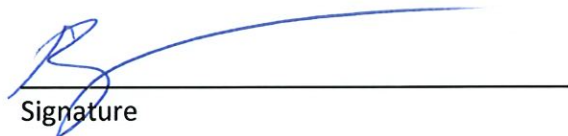
Vasilios Dovas

Print Address:
302 Tom Brown Rd, Moorestown, NJ 08057

240 United States Ave , Gibbsboro, NJ 08026

28 Hampton Rd, Haddon Township, NJ 08108

The undersigned realizes that if any of the foregoing statements are willfully false, he/she is subject to punishment.



Signature

Print Name: Robert S. Baranowski, Jr., Esq.
Print Title: Attorney for Applicant
Date: 4-8-25

If any of the above owners is a corporation or partnership, the applicant is required to disclose the name and address of each individual holding a 10% interest, or greater, in the named corporation or partnership which shall be divulged in the same format as the above pursuant to N.J.S.A. 40:50D- 48.2). (Attach separate sheet if needed).

This application was prepared by: Robert S. Baranowski, Jr., Esq., Hyland Levin Shapiro LLP
Print Name

APR 08 2025



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D. AGREEMENT TO PAY FEES: This agreement, made and entered on April 20²⁵, by and between the Township of Evesham, a Municipal Corporation of the State of New Jersey (hereinafter TOWNSHIP) and Route 73 Property LLC (hereinafter DEVELOPER), is made upon the following terms and conditions.

INFORMATION AND CONTACT/S Entity responsible for escrow-Property Owner or Developer

Project Name: Olga's Diner Parking Expansion

Applicant Name: Route 73 Property LLC **Escrow Contact Name:** Hristos Kolovos

Applicant/entity name responsible for the escrow must match the name submitted on the W9

Phone #: 856-392-6744 Email: chris@wlinvllc.com

Applicant Mailing Address: 200 Route 73 North, Marlton, NJ 08053

Notice: DEVELOPER agrees that all notices or refunds shall be mailed to the following address (note if different to above): _____

1. Agreement to Pay Fees: DEVELOPER hereby covenants and agrees to pay all charges and fees imposed by the TOWNSHIP in connection with the application for development filed contemporaneously herewith. Such fees include, but are not limited to, application fees, attorney review fees, engineer review fees planner review fees, copy costs and postage applicable to this application.

2. Escrow Deposit: TOWNSHIP hereby acknowledges receipt of \$3,100.00, said sum being a cash deposit to be placed in a TOWNSHIP trust account to cover the cost of the aforementioned review and inspection fees. Such sum shall be charged periodically as fees and charges accrue and the balance of the escrow sum, if any, after all charges and fees have been paid shall be returned to DEVELOPER.

3. Additional Payments: The DEVELOPER agrees to pay any additional sum required to pay charges and fees not covered by the escrow deposit within fifteen (15) days after the date of receipt of a notice of deficiency by the appropriate Township Office. The DEVELOPER understand and agrees to pay such sum notwithstanding any dispute as to the reasonableness of the fees and charges.

4. Contest of Reasonableness: DEVELOPER agrees that the reasonableness and/or accuracy of any fee or charge may be challenged within seven (7) days of receipt of the professional's billing advice copy and in accordance with the Code of the Township of Evesham. DEVELOPER understands and agrees that the aforesaid procedures shall be the sole and exclusive method of challenging the reasonableness and/or accuracy of charges and fees and hereby waives any longer statute or limitations.

5. Notice: See Developer information and contact/s above

6. Transferability: DEVELOPER understands and agrees that this contract agreement is not transferable, in whole or in part, nor can the DEVELOPER relieve himself/herself from obligation as stated in this contract agreement until such time as said DEVELOPER provides an acceptable dated replacement contract agreement to relieve said DEVELOPER of any further obligation as stated in this contract agreement. This transfer of obligation shall commence on the later of the date of the acceptance by the TOWNSHIP of this replacement contract agreement.

7. Collection: Should the DEVELOPER fail to pay any amount required to be paid hereunder when due, TOWNSHIP shall be entitled to pursue all remedies at law or equity. Interest shall accrue at rate of 18% per annum simple interest on all sums unpaid after the due date. The TOWNSHIP may collect a reasonableness attorney fee which shall not be less than \$300.00 should litigation for the purpose of collecting any sum be commenced.

[Signature] 4/18/25
Signed Developer Date
Robert S. Baranowski, Jr., Esq.
Hyland Levin Shapiro LLP
Attorney for Applicant
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ROUTE 73 PROPERTY LLC
200 ROUTE 73 NORTH AND 89 BAKER BOULEVARD
BLOCK 20, LOT 1.01 AND BLOCK 20.01, LOT 1
USE AND BULK VARIANCES

Route 73 Property LLC (the "Applicant") is the owner of the properties known as 200 Route 73 North and 89 Baker Boulevard, further identified as Block 20, Lot 1.01 and Block 20.01, Lot 1, respectively, on the Evesham Township Tax Map. 200 Route 73 North is currently improved with a restaurant, Olga's Diner, and is located within the Commercial ("C-1")/Evesham Crossroads Overlay ("EVCO") Zoning District of Evesham Township. 89 Baker Boulevard is currently improved with one single family dwelling and is located within the Medium Density ("MD") Zoning District of Evesham Township.

The Applicant seeks use and bulk variances to permit the construction of additional employee parking for Olga's Diner to be located partially on the existing Olga's Diner property as well as on a small portion of the 89 Baker Boulevard property (the "Application"). The Application proposes to provide an additional fourteen (14) parking spaces to serve the restaurant, which parking area will be reserved specifically and posted with signage for employee use only. The Application requires use variance relief pursuant to §160-64 as the additional parking will be located partially (7 spaces) in the C-1 Zoning District and partially (7 spaces) in the MD Zoning District where parking for a commercial purpose is not a permitted use within the MD Zoning District. The proposed parking area would also be screened and buffered to limit and mitigate any visual impact to the adjoining residential areas.

The plan as proposed would also require bulk variance relief that would be associated with setback areas, including setbacks to lot lines that would be the subject of a future subdivision application to follow. However, given that relief from certain dimensional requirements of the Code is integral to the use variance plan presented with the Application, the Applicant seeks consideration and approval of the following bulk variances with regard to this Application:

1. Regarding Block 20, Lot 1.01 within the C-1 Zoning District:
 - a. From §160-68.1F.1 to permit a 4 ft setback, where the minimum front yard parking setback is 50 ft.
 - b. From §160-68.1F.1 to permit 73.30% impervious coverage, where the maximum impervious coverage permitted is 60%.
 - c. From §160 Attachment 1 to permit a 15 ft landscaping buffer, where the minimum landscape buffer is 30ft to a residential property.
2. Regarding Block 20.01, Lot 1 within the MD Zoning District:
 - a. From §160-13 to permit a 2.19 ft accessory building side yard setback where the minimum setback is 12.5 ft.
 - b. From §160-32(B)(5) and (6), to permit a 4 ft setback, where the minimum parking setback is 25 ft.

The Applicant also seeks the continuance of previously approved bulk variances, without change, including:

3. Regarding Block 20, Lot 1.01 within the C-1 Zoning District:

- a. From §160-68.1.F.1 where the minimum front yard setback is 20 ft and 27.2 ft and 16 ft exists.
- b. From §160-32.D.2 where 2.74 loading spaces are required and 1 exists.
- c. From §160-68.1F.1 to permit a 4 ft setback, where the minimum front yard parking setback is 50 ft.

4. Regarding Block 20.01, Lot1 within the MD Zoning District:

- a. From §160 Attachment 11 where the minimum front yard setback is 30 ft, 29.7 ft exists.
- b. From §160 Attachment 11 where the minimum rear yard setback is 25 ft, 22.5 ft exists.

No further variances have been identified for this Application. However, the Applicant reserves the right to seek such other such variances, waivers, and other forms of relief as may be required as a result of the review and recommendations of the Township of Evesham Zoning Board of Adjustment (the “Board”) and/or its professional review staff.

This is a bifurcated Application, and the Board’s approval of the Application would remain subject to a minor subdivision and site plan application, to follow.

Prepared by:

Robert S. Baranowski, Jr., Esq.
Hyland Levin Shapiro LLP
6000 Sagemore Drive, Suite 6301
Marlton, NJ 08053
April 7, 2025