

**Chelsea J. Householder**  
Paralegal  
Direct 856.355.2933  
householder@hylandlevin.com

April 8, 2025

Sent via Hand Delivery and E-Mail

Ms. Jennifer Newton, Community  
Development Coordinator  
Evesham Township  
984 Tuckerton Road, Room 204  
Marlton, NJ 08053

RECEIVED

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**Re: Route 73 Property LLC**  
**200 Route 73 North and 89 Baker Boulevard**  
**a/k/a Block 20, Lot 1.01; Block 20.01, Lot 1**  
**Evesham Township, Burlington County**  
**Use and Bulk Variances Application**

Dear Ms. Newton:

Please be advised that this office represents the Applicant, Route 73 Property LLC (the "Applicant"), with respect to the above-referenced application. Enclosed, for filing, please find the following:

- One (1) original and sixteen (16) copies of the Use and Bulk Variance Application including the Application Rider;
- One (1) copy of the Escrow Agreement and W-9 Form;
- Seventeen (17) copies of the Prior Approvals including:
  - Resolution No. 15-09 & Extension;
  - Resolution No. PB 18-01; and
  - Resolution No. 2022-PB-06;
- Seventeen (17) copies of the Existing Deed Restrictions and Easements including:
  - Slope, grading and drainage rights of the State of New Jersey as in Deed 10. Book 744, page 251;

- Slope, grading and drainage rights of the State of New Jersey as in Deed Book 925, page 9;
  - Restrictions as contained in Deed Book 1482, page 309;
  - Restrictions as contained in Deed Book 1802, page 1172;
  - Restrictions as contained in Deed Book 4485, page 259;
  - Terms and conditions contained in a Short Form Lease by and between Vincenzo Carollo et ux and Chik-Fil-A, Inc., recorded in Book 6508, page 521;
  - Terms and conditions contained in a Reciprocal Cross-Access Easement recorded in OR13344, page 3020; and
  - Terms and conditions contained in a certain Parking Easement recorded in OR13344, page 3027;
- Six (6) 11'x17' and eleven (11) full sized copies of the Olga's Diner Additional Parking Plan prepared by NOTIS Professional Services dated February 4, 2025;
  - A check in the amount of \$400.00 for the Application Fee; and
  - A check in the amount of \$3,100.00 for the Escrow Fee.

If you should require any additional information or documentation, please contact this office. We request that this matter be scheduled for the first available meeting of the Township of Evesham Zoning Board of Adjustment. Thank you for your time and assistance in this matter.

Sincerely,



Chelsea J. Householder  
Paralegal to Robert S. Baranowski, Jr.

Enclosures

cc: Applicant (w/ enc. via email)  
Peter Lazaropoulos, PA, PE, PP, LEED AP (w/ enc. via email)  
Leah Furey Bruder, PP, AICP (w/ enc. via email)  
Robert S. Baranowski, Jr., Esq. (w/ enc. via email)