



September 4, 2025

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

Re: Z 25-10
Olga's Diner
Employee Parking Lot
200 Route 73 North and Baker Blvd.
Commercial 1 Zone / Evesham
Crossroads Overlay (EVCO) District
/ Medium Density Zone
Blocks 20 & 20.01 Lots 1.01 & 1
***Bulk Variance Request
Planner's Report***
Our File No. A-1398-0037-000

Dear Chair Thomas and Board Members:

We have reviewed the submission package (2/4/25) and Site Plan for the 200 Route 73 North tract and are familiar with the site. The site consists of a one-story restaurant (Olga's Diner) and associated parking lot on Block 20 Lot 1.01, and a one-story residential dwelling on Block 20.01 Lot 1. The application is for the expansion of a parking lot intended for Olga's Diner employee use onto the adjacent lot 1 of Block 20.01. The site is located in multiple zones, the Diner being in the Commercial 1 zone (C-1) as well as the Evesham Crossroads Overlay (EVCO) District, and the residence in the Medium Density Zone (MD). Parking lots are not a permitted use in the MD zone, where half of the proposed parking lot is located.

Variance Requests:

Block 20.01 Lot 1

1. Section 160-64 of the Ordinance lists the permitted principal uses in the Medium Density Zone. Parking Lots are not a permitted principal use. **A use variance is required.**
2. Section 160-13 of the ordinance requires a minimum side yard setback of 12.5 feet where 2.19 is proposed. **A bulk variance is required.**
3. Section 160-32(B)(5) and (6) requires a minimum parking setback of 25 feet, where 4 is proposed. **A bulk variance is required.**

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Block 20 Lot 1.01

4. Section 160-68.1 F.1 of the ordinance requires a minimum front yard parking setback of 50 feet where 4 feet is proposed. **A bulk variance is required.**
5. Section 160-68.1 F.1 of the ordinance requires impervious cover to not exceed 60%, where 73.30% is proposed. **A bulk variance is required.**
6. Section 160-68 Attachment 1 of the ordinance requires a 30-foot landscape buffer to a residential property, where 15 is proposed. **A bulk variance is required. Applicant to confirm where this measurement was taken.**
7. Section 160-32(B)(5) and (6) requires a minimum parking setback of 25 feet, where 4 is proposed. **A bulk variance is required.**

Our Comments:

1. The applicant is requesting a variance related to MLUL 40:55D-70d, known as d. or use variances. 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.
2. The applicant is requesting variances related to MLUL 40:55D-70c, known as c. or bulk/dimensional variances. As the Zoning Board is aware, these variance requests may be granted based on proofs presented by the applicant, with determination that the proofs are met.

Firstly, the applicant must convince the Board one of the following is met:

- a) There is an undue hardship in requiring compliance with the ordinance relating to the peculiar physical condition or shape of the property; or
- b) There will be a benefit to the zoning per MLUL, and the benefit will substantially outweigh the detriment.

Secondly, the Board must be convinced there will not be a substantial detriment to the public good, and by granting the variance(s), there will not be substantial impairment to the intent and purpose of the Evesham zone plan and zoning ordinance.

3. Applicant to provide lighting plan for proposed parking area. Low Kelvin temperatures are recommended due to proximity to residential (2700K-3200K). Lights should have shields to screen from uplighting and glare.
4. Signage for the employee parking area is proposed. Applicant is to provide signage plan for proposed signage.
5. Applicant to provide testimony that new parking area will be for employee use only. Signage should be installed indicating as such.
6. Applicant to present safe pedestrian movements from the new parking lot to Olga's.
7. Applicant to provide landscaping plan. Applicant to coordinate plantings with our office.
 - a. A note is to be provided stating a post-construction landscape inspection may require additional plantings to achieve the performance objective for adequate landscaping screening.
 - b. Applicant should provide a six-foot-high solid fence along the property line adjacent to residential on Lot 1 and Lot 2 for the purposes of screening and capturing headlight glare on site.

Should you need more information, please call.

Sincerely,

ALAIMO GROUP



Richard Hunt, PP, AICP
Senior Project Manager

- Consulting Engineers -

RH/SS

cc: 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

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