

May 16, 2025
Via FedEx

Baron & Brennan, P.A.
Staffordshire Professional Center
1307 White Horse Road
Building F – Suite 600
Voorhees, NJ 08043

Attn: Jeffery Baron, Esq.

**RE: McDonald's Corporation
Block 36, Lot 4.07
741 NJSH Route 73 South
Township of Evesham
Burlington County, NJ
DEC# 0114 23-01590**

Dear Mr. Baron,

On behalf of our client, McDonalds Corporation, enclosed please find the following documents to be included in the formal Land Development Application for the above referenced project:

- Twenty (20) signed and sealed copies of the Preliminary and Final Site Plan prepared by our office, dated May 14, 2025;
- Twenty (20) signed and sealed copies of the ALTA/NSPS Land Title Survey prepared by Dynamic Survey, LLC, dated November 3, 2023, last revised June 4, 2024;
- Twenty (20) signed and sealed copies of the Architectural Plans prepared by DesignUA, dated January 24, 2025;
- Two (2) signed and sealed copies of the Stormwater Management, Water Quality and Groundwater Recharge Analysis prepared by our office, dated May 2025;
- Two (2) signed and sealed copies of the Stormwater Management Operation and Maintenance Manual prepared by our office, dated May 2025;
- Two (2) signed and sealed copies of the Traffic Impact Study prepared by Dynamic Traffic, LLC, dated May 7, 2025; and
- One (1) USB containing digital copies of same.

www.dynamicec.com

A list of waivers and variances are provided below:

Waivers Requested Per Submission Requirements Per The Site Plan Land Development Checklist

- **Checklist Item 3.** Environmental Impact/Assessment Report. **Waiver requested due to fully developed nature of site. As such, no environmental sensitive areas are anticipated to be impacted. The proposed area of disturbance is within the limits of an existing developed area.**

The following variance relief is anticipated

Bulk Variances (§ 161-1. (20) and §-160-68. E.):

- Minimum rear yard setback from Drive-thru – 50 ft required – **4.9 ft proposed**
- Minimum front yard setback – 100 ft required – **76.9 ft proposed**

Conditional Use Variances:

- The restaurant shall be either situated as one of the stores in an existing shopping center or shall be newly constructed in a manner such that it shall be physically attached to the existing shopping center structure (§ 161-1.C(20)(a)) – **detached restaurant building proposed.**
- One freestanding menu board sign is permitted in addition to the other permitted signs, not to exceed 24 SF (§ 161-1.C(20)(h)) – **4 menu signs proposed. 2 menu board signs at 19.7 SF each and 2 pre-browse board signs at 9.8 SF each**
- Drive-through lanes shall be buffered from adjacent properties with Evergreen Trees (§ 161-1.C(20)(e)) – **Site is an out Parcel to an overall retail development located on Block 36 lot 4.06. Proposed Drive-Through lane is adjacent to an existing Panda Express with Drive-Through located on Lot 4.06: Shade trees and shrubs are proposed along the green spaces separating both uses.**

Parking and Loading Variances (§ 160-32):

- Minimum Front yard parking setback – 100 ft required – **29 ft proposed**
- Minimum Rear yard parking setback – 15 ft required – **4.9 ft proposed**
- Off street parking for restaurant without bar or lounge – 15 spaces / 1,000 sf GFA. (3,694 SF)
 - 55 spaces required – **20 spaces proposed**
- Loading area – 1 required – **0 proposed**

Site Variances:

- Bikeways shall be provided for all development in the township as recommended in the circulation plan element of township master plan (§ 160-32.F.(2)) – **No Bikeways proposed**

Sign Variances: (§ 160-75.O)

- Number of Façade Signs – 2 permitted – **4 proposed**
- Maximum Façade Sign Area – 15% of Front Façade Area, or 80 SF – **93.6 SF Total Proposed**
- Maximum Directional Sign Area – 2.5 SF permitted – **3 SF proposed**

Please review the enclosed information and should you have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

Dynamic Engineering Consultants, PC

Handwritten signature of Tiago F. Duarte in black ink.

Tiago F. Duarte, PE

Handwritten signature of Johnatan Zuluaga in black ink.

Johnatan Zuluaga, PE

Enclosures

Cc: Alex Ortiz – McDonald's USA, LLC