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July 2, 2025
22231 00

Re: McDonald's Restaurant
Preliminary and Final Major Site Plan
Bulk Variances and Conditional Use
Completeness Review
741 Route 73 S
Block 36, Lot 4.07
Application # Z25-16

Ms. Jennifer Newton, Board Secretary
Township of Evesham
984 Tuckerton Road
Marlton, NJ 08053

Dear Ms. Newton:

Our office has reviewed the following information, prepared by Dynamic Engineerin, unless otherwise noted, for completeness:

1. Land Development Application with Addendum.
2. ALTA/NSPS Land Title Survey, dated November 3, 2023, revised to June 4, 2024, 1 sheet.
3. Preliminary and Final Site Plan, dated May 14, 2025, consisting of:
 - a. Cover Sheet, 1 of 21.
 - b. Aerial Plan, 2 of 21.
 - c. Demolition Plan, 3 of 21.
 - d. Site Plan, 4 of 21.
 - e. Grading Plan, 5 of 21.
 - f. Drainage Plan, 6 of 21.
 - g. Utility Plan, 7 of 21.
 - h. Landscape Plan, 8 of 21.
 - i. Lighting Plan, 9 of 21.
 - j. Soil Erosion and Sediment Control Plan, 10 of 21.
 - k. Soil Erosion and Sediment Control Notes and Details, 11 of 21.
 - l. Soil Management Plan, 12 of 21.
 - m. Construction Details, 13-18 of 21.
 - n. Vehicle Circulation Plan, 19-21 of 21.
4. Traffic Impact Study, dated May 7, 2025.
5. Stormwater Management, Water Quality and Groundwater Recharge Analysis, dated May 2025.
6. Stormwater Management Operation and Maintenance Manual, dated May 2025.
7. Architectural Plans, prepared by designun, dated January 24, 2025, 2 sheets.

General Information

Applicant: ABK Real Estate, LLC
 Owner: john.krauser@vinelandconstruciton.com

Engineer: Tiago F. Duarte, PE
 Dynamic Engineering Consultants
tduarte@dynamicec.com

Planner: Paul Grygiel, PP

Attorney: Jeffrey I. Baron, Esq.
jbaron@baronbrennan.com

Completeness Review

Our office has reviewed the above referenced documents for completeness. The Land Development checklists were utilized as a guide and the requested submission waivers are noted.

1. The items which require further revisions or submissions are listed below:

94 Attachment 1
Land Development Checklist

Item

- 2 Environmental Assessment Report: *The applicant should review the submission requirements for this report and provide the required information, or a waiver should be requested.*
- 3 Environmental Impact Report and Cultural Assessment: *The applicant should review the submission requirements for this report and provide the required information or a waiver should be requested.*
- 5 County Approval: *The parcel is not located on a County roadway. It is recommended that a letter of no interest be provided by the County.*
- 7 Name and Address of Applicant: *The applicant/owner on the site plan differs from the applicant/owner on the Land Development Application.*
- 44 Location of Loading Area: *It is noted that the Applicant will request a variance.*
- 49 Sight Triangles: *Should be depicted on the site plan as well as the landscape plan.*
- 81 Fire Hydrant: *Hydrants within 500 FT of the property are not shown; however a proposed hydrant is on-site.*

Attachment 2.2

Item

- 9 Environmental Assessment Report: *The applicant should review the submission requirements for this report and provide the required information or a waiver should be requested.*
- 10 Environmental Impact Report and Cultural Assessment: *The applicant should review the submission requirements for this report and provide the required information or a waiver should be requested.*
- 14 Location of Loading Area: *It is noted that the Applicant will request a variance.*
- 19 Sight Triangles: *Should be depicted on the site plan as well as the landscape plan.*
- 32 Green Development Checklist

The applicant should request all submission waivers in writing for this application to be deemed complete.
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Permits and Approvals

2. The following is a list of outside agency approvals which may be required for this application (this summary is provided as a response to various checklist item submission requirements):
 - a. Evesham Township Construction Code Official

- b. Evesham Township MUA.
- c. Burlington County Planning Board.
- d. Burlington County Soil Conservation District,
- e. Any and all others that may be required.

Administrative

3. All future re-submissions of the plans shall clearly indicate a revision date and be accompanied with a point-by-point response letter to the comments of the Board's professional staff.
4. We reserve the opportunity to make further comments in our review of plans and documentation should additional information become available to address this initial review.

Should you or the Applicant have any questions, please do not hesitate to contact our office.

Sincerely,



Rakesh R. Darji, PE, PP, CME, CFM
Planning Board Engineer

RRD/mbs

Cc: Kevin Rjis, Director of Community Development, (rjisk@evesham-nj.gov)
ABK Real Estate, LLC, Applicant (john.krauser@vinelandconstruction.com)