

RESOLUTION NO. PB 17-05

TOWNSHIP OF EVESHAM

PLANNING BOARD

RE: APPLICATION NO. PB 17-05

- | | |
|---|---|
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Approved |
| <input type="checkbox"/> Major Subdivision Preliminary | <input checked="" type="checkbox"/> General Conditions |
| <input type="checkbox"/> Major Subdivision Final | <input checked="" type="checkbox"/> Additional Conditions |
| <input checked="" type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Denied |
| <input type="checkbox"/> Major Site Plan, Preliminary | Application No. PB 17-05 |
| <input type="checkbox"/> Major Site Plan, Amended Preliminary | Applicant: JVN Ventures, LLC |
| <input type="checkbox"/> Major Site Plan, Final | PO Box 4635 |
| <input type="checkbox"/> Major Site Plan, Amended Final | Cherry Hill, New Jersey 08034 |
| <input checked="" type="checkbox"/> Bulk Variance | |
| <input checked="" type="checkbox"/> Submission Waivers | Owner: JVN Ventures, LLC |
| <input checked="" type="checkbox"/> Design Waiver | PO Box 4635 |
| | Cherry Hill, New Jersey 08034 |

Block 4.06, Lot 2 (P.I.Q.)
Action: February 1, 2018
Memorialized: March 15, 2018
Plan Name: JVN Ventures, LLC

WHEREAS, the applicant has applied to the Evesham Township Planning Board (“ETPB”) for the following primary approvals: Minor Site Plan Approval to permit a Wellness Center and health foods shop, together with associated site improvements, to be operated on the property identified as Block 4.06, Lot 2 on the Evesham Township Tax Map (the “P.I.Q.”).

WHEREAS, the applicant also has applied for waivers from the requirement to submit the following reports and/or items:

- (a) Environmental Assessment Report;

- (b) Environmental Impact Report;
- (c) Cultural Resource Survey;
- (d) Traffic Impact Study; and
- (e) Various plan details as outlined in the November 14, 2017 report of the ETPB

Engineer.

WHEREAS, the applicant also has applied for the following variances:

- (a) A variance to permit 12 parking spaces where 18 spaces are required;
- (b) A variance to permit parking within 3.4 feet of the Oak Avenue frontage where parking is not permitted within the 25 foot front yard setback from Oak Avenue;
- (c) A variance to permit 2 freestanding signs and 1 façade sign, for a total of 3 signs, where a maximum of 2 signs are permitted on site; and
- (d) A variance to permit no loading zone where 1 loading zone is required.

WHEREAS, the applicant also has applied for the following design waiver:

- (a) A design waiver to permit a perimeter buffer of 13.8 feet to Lot 1.01 and a perimeter buffer of 10.5 feet to Lot 3, where a minimum perimeter buffer of 15 feet is required.

WHEREAS, the application was considered by the ETPB on February 1, 2018, (1) in the sworn testimony of Wai-Ling Cheung, on behalf of the corporate applicant, William P. Gilmore, P.E., C.M.E., the applicant's site engineer, Mary Ann Gilmore, LSRP, the applicant's environmental engineer; and (2) by the legal representation of Betty Mon, Esquire.

WHEREAS, a public hearing (X) was required and the ETPB has considered that public comments

- (X) were not made by the public
- () were made in favor of all or some aspect of the application
- () were made against all or some aspect of the application; and

WHEREAS, the following documents and exhibits were reviewed and considered by the Board and are incorporated herein by reference:

(a) A Land Development Application filed May 10, 2017, prepared by Betty Mon, Esquire, consisting of ten (10) pages;

(b) A Township of Evesham Land Use Board Application Checklist filed May 19, 2017, consisting of two (2) pages;

(c) A Plan entitled, "Minor Site Plans," prepared by Site Civil Engineering, dated May 1, 2017, last revised January 15, 2018, consisting of five (5) pages;

(d) A Plan entitled, "Environmental Conditions Plan," prepared by Site Civil Engineering, dated January 15, 2018, consisting of one (1) page;

(e) A colorized rendering of the P.I.Q., dated January 31, 2017, marked as Exhibit A-1 at the time of the hearing; and

(f) A plan entitled "Site Survey," prepared by Vargo Associates, dated February 20, 2017, last revised June 16, 2017, marked as Exhibit A-2 at the time of the hearing.

WHEREAS, it appears that all jurisdictional and procedural requirements of the applicable Township Ordinances have been met; and

WHEREAS, the ETPB has considered the application and the evidence and arguments submitted by the applicant in support thereof; and

WHEREAS, the ETPB has considered the recommendations and comments of its professional staff and the following written reports:

(X) Planner reports dated November 24, 2017 and January 30, 2018;

(X) Engineer reports dated November 14, 2017 and February 1, 2018;

(X) Environmental Consultant report dated November 9, 2017;

(X) Traffic Consultant reports dated November 16, 2017 and February 1, 2018;

() Evesham Township Fire Marshal memorandum dated _____;

() Other: _____;

Copies of which are attached hereto and made a part hereof as Exhibits A-D respectively;

and

WHEREAS, the ETPB has made the following Findings of Fact and Conclusions:

FINDINGS OF FACT AND CONCLUSIONS

1. The applicant is the owner of the P.I.Q., which is located at 25 East Main Street in the downtown area of the Township. The property is situated within the Commercial-3 (C-3) Zoning District within the Historic District Overlay and also within a designated Rehabilitation Area. The property currently contains two structures, with the primary structure occupied by a yoga studio plus two residential units on the second floor. The applicant seeks a Minor Site Plan Approval to permit the change of use of the property to a Wellness Center with health foods shop and 1 residential dwelling unit, along with associated site improvements. The applicant also seeks submission waivers, a design waiver and certain variances enumerated herein which are associated with the proposed site improvements.

2. Betty Mon, Esquire, the applicant's attorney, summarized the application. She indicated that the applicant proposed to continue to utilize the existing buildings at the existing square footage with no enlargements or additions. She noted that the P.I.Q. has a primary frontage on Main Street and a second frontage on Oak Avenue. She indicated that the larger, primary building on the P.I.Q. is located closer to Main Street, with the secondary structure, referred to as the "carriage house," located behind the main building towards Oak Avenue. She indicated that the second floor of the main building is currently utilized as a two-family dwelling with the first

floor utilized as a yoga studio. She stated that the applicant proposed to utilize the second floor as a one unit residential dwelling with the downstairs being utilized as a wellness center and the carriage house to be used as a health foods store. In response to comments presented by ETPB's professionals, Ms. Mon indicated that the applicant intended to remove and replace the current signs with a new sign package.

3. William P. Gilmore, P.E., C.M.E., the applicant's site engineer, testified in support of the application. He was qualified as an expert in the field of engineering and testified under oath. Mr. Gilmore indicated that he had prepared the plans submitted with the application. He introduced Exhibit A-1, which was a colorized rendering of the P.I.Q., and Exhibit A-2, which was a Site Survey. He testified that the current Floor Area Ratio, lot width, front yard setback, and side yard setback conditions associated with the existing buildings, as shown on the proposed plans, were all non-conforming, preexisting conditions which were not being changed by the applicant. Mr. Gilmore indicated the applicant was essentially proposing to preserve and improve current site conditions. With respect to the proposed site improvements, he testified that the buildings were to remain unchanged and that the existing gravel parking area would be converted into a paved parking area. He indicated that concrete wheel stops would be utilized in all parking spaces. He also noted the applicant proposed to maintain a 25-foot driving aisle, along with 18-foot parking spaces, as required by the Township Code.

4. With regards to on-site traffic circulation, Mr. Gilmore testified that the applicant proposed to maintain the existing entrance and exit on Oak Avenue and one-way ingress-only access from Main Street. The one-way traffic pattern would be regulated with "one-way" and/or "do not enter" signs. Mr. Gilmore stated that the applicant was not proposing a designated loading zone, as they are only expecting small van deliveries associated with the businesses to be

conducted on the P.I.Q.. With regards to the trash disposal, Mr. Gilmore indicated that a 6 foot by 8 foot trash enclosure was proposed which was expected to handle all trash and recycling needs for the proposed uses. With regards to the proposed vinyl fence, he testified that the applicant would comply with the requirement that the fence height could only be four feet tall a total distance of 25 feet from Oak Avenue and then would be six feet tall as permitted by the Zoning Code. He also indicated that the site lighting would comply with the Township's requirements. With regards to pedestrian foot traffic, he stated that the public will be able to walk onto the site from either roadway, but that there is no room on the site to construct a dedicated pedestrian pathway.

5. Mr. Gilmore also testified regarding the variances, indicating the applicant required a variance because to permit parking spaces to be located 3.4 feet from the Oak Avenue frontage where no parking is permitted within 25 feet of Oak Avenue and to permit 12 parking spaces where a minimum of 18 spaces were required. Mr. Gilmore indicated that the location of the parking spaces was oriented around the location of the existing buildings to accommodate current site conditions that were not being changed. He indicated the applicant was essentially maintaining the location of current site conditions, which cannot physically accommodate the required number of parking spaces, but upgrading from gravel parking and drive aisles to paved parking and drive aisles. He opined that the applicant's proposal was beneficial because it would square off the parking lot, provide paved parking spots and clearly designate the availability of 12 parking spots.

6. In response to the comments in the Board Planner's review, Mr. Gilmore indicated that the applicant would comply with the landscaping requirements, adding that the balance of the site that was not used for the parking lot would be filled with landscaping. In response to the Board Engineer's review letter, Mr. Gilmore indicated that the additional landscaping/greenery would offset the increased paving, resulting in a no net increase in impervious coverage. Finally,

with regards to the site's storm water management needs, he indicated that the applicant had worked with and complied the Board Engineer's comments regarding the proposed drainage areas.

7. Mary Ann Gilmore, LSRP, the applicant's environmental engineer, testified in support of the application. She was qualified as an expert in the field of environmental engineering and she testified under oath. Ms. Gilmore indicated that she inspected the property in response to comments in the ETPB Environmental Consultant's report. She testified that the applicant would comply with the comments in that report by sampling the soil where requested and providing documentation of the results. With respect to areas of concern raised in the Phase One report referenced in the application, she indicated that the applicant was unable to ascertain details pertaining to a spill reported therein but agreed to contact the person who reported the spill for additional information. Ms. Gilmore opined that the applicant's proposal would contribute towards the Township's plan to rehabilitate the downtown area.

8. Wai-Ling Cheung, the owner of the P.I.Q., testified under oath in support of the application. Ms. Cheung indicated that the tenant of the proposed Wellness center would be Kkn Kit Knog, a certified massage therapist currently operating in Cherry Hill. She testified that the Wellness Center's business model is similar to physical therapy centers, wherein typical clientele includes people who have suffered injuries from sports-related activities, car accidents and the like. She stated that on-site treatment would include reflexology, massages and micro-current electrical therapy. With respect to the health foods center, Ms. Cheung testified that a certified nutritionist would prepare teas, smoothies, shakes, and other nutritional foods for sale. She testified the businesses generally would operate between 7:00 AM and 10:00 PM and that both the Wellness Center and the health foods shop would employ less than five people each.

9. The Board Planner, Leah Furey Bruder, PP, AICP, provided supplemental testimony to her January 30, 2018 review letter. She indicated that the P.I.Q. was located within a designated rehabilitation area. Ms. Furey-Bruder stated that the Township had been adopting redevelopment plans for this area on a block-by-block basis but had not yet adopted a redevelopment plan for the block on which the P.I.Q. was located or for the P.I.Q. itself. Ms. Furey opined the applicant's proposal was generally consistent with the overall vision for rehabilitation of the downtown area. She noted that buffers and parking standards cannot always be satisfied in the downtown area and that if shared parking, which was being considered by the Governing Body, was eventually approved for the downtown area the applicant would be compliant with those shared parking standards. Ms. Furey-Bruder indicated that the applicant's plan proposed 3 signs, including a freestanding sign at each of the two site entrances and 1 building mounted or façade sign. She noted the sign package required a variance to permit 3 signs on site where the Township Code permits a total of 2 signs, and she expressed support for the variance.

10. In response to comments and questions from the ETPB, the applicant confirmed that the informally shared entrance from Main Street with the adjoining lot would be paved on the P.I.Q. but not paved. On the adjoining lot since that property was not part of the application. In response to comments from the Board Planner, the applicant confirmed there will be accessibility between the handicapped parking space and the entrance to the front of the building as shown on the plan. In response to additional questions raised by the Board, Ms. Furey-Bruder indicated that small businesses on Main Street have their trash picked up by the Township and that the applicant would be able to utilize the same process. She also noted the trash enclosure should not be rotated and that the shared driveway is a pre-existing condition that could not be changed.

11. The ETPB reviewed and considered the November 9, 2017 report prepared by the ETPB's Environmental Consultant, Behram Turan, PE, LSRP, which recommended that the applicant's submission waiver requests be granted.

12. The applicant agreed as a condition of approval to satisfy all of the comments set forth in the November 9, 2017 Environmental Consultant Report.

13. The ETPB reviewed and considered the November 24, 2017 and January 30, 2018 reports prepared by the ETPB Planner, Leah Furey Bruder, PP, AICP.

14. The applicant agreed as a condition of approval to satisfy all of the comments set forth in the ETPB Planner's November 24, 2017 and January 30, 2018 reports.

15. The ETPB reviewed and considered the November 16, 2017 and February 1, 2018 reports prepared by the ETPB Traffic Engineer, Stacey Arcari, PE, PP, CME, PTOE.

16. The applicant agreed as a condition of approval to satisfy all of the comments set forth in the November 16, 2017 and February 1, 2018 reports of the ETPB Traffic Engineer.

17. The ETPB reviewed and considered the November 14, 2017 and February 1, 2018 reports prepared by the ETPB Engineer, Chris R. Rehmann, PE, PLS, PP, CME.

18. The applicant agreed as a condition of approval to satisfy all of the comments set forth in the November 14, 2017 and February 1, 2018 reports prepared by the ETPB Engineer.

19. The ETPB opened the hearing on this application to the public and no members of the public spoke with respect to the application.

WHEREAS, in support of its determination, the ETPB found that the testimony of the applicant's witnesses was credible, and that based thereon, the variances for parking setback, number of parking spaces, number of signs and to permit to no loading zone could be granted pursuant to N.J.S.A. 40:55D-70(c)(1) due to the exceptional physical features uniquely affecting

the P.I.Q. and the location of the lawfully existing structures located thereon, in that the dual-frontage lot is narrow and contains two existing buildings which occupy a significant portion of the site, thereby leaving only limited space for a designated parking area and parking spaces and no space for a designated loading zone; and further in that two free-standing signs at each road frontage and one façade to advertise the business onsite were reasonable and necessary due to the fact that there are two buildings on two separate road frontages in which two separate businesses would be operated.

WHEREAS, the ETPB also determined that granting the variances would not substantially impair the intent and purposes of the zone plan, Master Plan and zoning ordinances because the variances were largely necessitated by the P.I.Q.'s narrow lot width and the location of existing structures which have existed on the narrow lot for many years and were not being altered or expanded as part of the application and because these conditions were common to properties in the downtown area and therefore the conditions were generally consistent with the neighborhood and the zoning regulations applicable thereto; and further in that rehabilitation and re-use of the site with permitted uses and the proposed site improvements furthered the Master Plan and zoning ordinance goals of rehabilitation of properties in the downtown area.

WHEREAS, the ETPB also determined that the submission waivers could be granted pursuant to Section 94-6 of the Township Code and Section 51 of the Municipal Land Use Law, in that granting the waivers from the requirement to provide a cultural resource study and certain environmental reports was reasonable due to the fact that the P.I.Q. has been developed for many years and therefore the potential for discovering any information or item of historical value or environmental impact was unlikely, and further in that the P.I.Q. was located within the Historic District of the Township and therefore such matters likely were previously investigated and made

part of prior approvals for and/or development of the site; and the Board further found that granting a waiver from the requirement to supply a traffic impact study was reasonable because the nature of the current use of the property was not changing significantly and the anticipated traffic to and from the site would not be greatly changed as a result of the use of the site as a Wellness Center, health foods store and one single-family residential unit; and the Board further determined that as a result of the nature of the proposed uses and the fact that the lot has been developed and utilized for multiple purposes for many years, it would be an undue hardship upon the applicant to compel literal enforcement with all of the submission requirements of the Code as it relates to these matters.

WHEREAS, the ETPB also determined that the design waiver could be granted pursuant to Section 94-6 of the Township Code and Section 51 of the Municipal Land Use Law, in that it would exact an undue hardship upon the applicant to compel strict compliance with the requirement to provide a fifteen foot perimeter buffer due to the fact that the P.I.Q. is narrow and already developed with two structures and has operated in this condition for many years; and further in that due to the narrow width of the lot, it would be impractical to provide a fifteen foot perimeter buffer on both sides of the property because the applicant would be required to remove existing improvements and structures in order to comply.

WHEREAS, upon motion duly made and seconded to grant the application for Minor Site Plan Approval to permit the change of use of the P.I.Q. to a Wellness Center and one single-family residential dwelling unit in the primary building, and a health foods shop in the secondary building, together with associated site improvements, variances, design waiver and submission waivers as set forth herein, the ETPB voted 7-0 in favor of granting the application, subject to certain conditions mentioned hereinafter.

NOW, THEREFORE, BE IT RESOLVED by the Evesham Township Planning Board that the said application for Minor Site Plan Approval to permit a change of use of the P.I.Q. to a Wellness Center and one single-family residential dwelling unit in the primary building, and a health foods shop in the secondary building, together with associated site improvements, variances, design waiver and submission waivers as set forth herein, shall be and is hereby granted subject to the following conditions:

SPECIFIC CONDITIONS OF APPROVAL

1. The applicant agreed as a condition of approval to satisfy all of the comments set forth in the November 9, 2017 report prepared by the ETPB Environmental Consultant, Behram Turan, PP, LSRP, attached hereto as Exhibit A.
2. The applicant agreed as a condition of approval to satisfy all of the comments set forth in the Board Planner's November 24, 2017 and January 30, 2018 reports prepared by the ETPB Planner, Leah Furey Bruder, PP, AICP, attached hereto as Exhibit B.
3. The applicant agreed as a condition of approval to satisfy all of the comments set forth in the November 16, 2017 and February 1, 2018 reports prepared by the ETPB Traffic Engineer, Stacey Arcari, PE, PP, CME, PTOE, attached hereto as Exhibit C.
4. The applicant agreed as a condition of approval to satisfy all of the comments set forth in the November 14, 2017 and February 1, 2018 report prepared by the ETPB Engineer, Chris R. Rehmann, PE, PLS, PP, CME, attached hereto as Exhibit D.
5. The site shall contain twelve (12) parking spaces.
6. The proposed fence along the easterly property line adjacent to Lot 1 shall be no taller than 4 feet within the 25 foot set back from Oak Avenue. The remainder of the length of the

fence may be 6 feet tall starting at the point where the 25 foot setback from the Oak Avenue right-of-way begins and extending northerly to where the fence installation ends.

7. The applicant is advised that no variances or other relief were considered or approved by the ETPB relating the existing, nonconforming conditions on site; namely, lot width, front yard setback from Main Street, side yard setback and floor area ratio. The applicant is advised further that no changes that constitute an expansion of said pre-existing nonconforming conditions are permitted without first obtaining appropriate relief from the Planning Board or Zoning Board, as the case may be.

GENERAL CONDITIONS OF APPROVAL

1. A brief notice of this decision shall be published in the official newspaper of the Township, at the applicant's expense. The aforementioned notice shall be sent to the official newspaper for publication within ten (10) days of the date this decision is memorialized (Code Section 15-19). A proof of publication shall be filed with the Administrative Officer of the ETPB within thirty (30) days of the date the decision is memorialized.
2. The applicant shall promptly pay any professional staff fees billed, in excess of the required application escrows.
3. These General Conditions of Approval shall be binding upon the applicant, the owner, and any successors and/or assigns of either.
4. The Specific Conditions of Approval, if any, shall be binding upon the applicant, the owner and any successors and/or assigns of either.
5. The applicant shall be required to obtain all outside agency approvals
6. The applicant shall be responsible for and shall satisfy, in accordance with the Evesham Township Land Use Ordinance, the following fees and charges:

(X) Mandatory Development fees

() Floor Area Ratio Fees in the amount of \$_____.

7. Any improvement(s) to be constructed as a result of the ETPB approving this application shall be constructed and operated in full compliance with the Code of Evesham Township, the Revised Statutes of the State of New Jersey and any other applicable county and/or Federal law.

8. Unless specifically waived in whole or in part and noted in the Specific Conditions of this Approval, if the above application involves the granting of a final major subdivision approval or a final site plan approval or the approval for the issuance of a zoning permit, the applicant, in order to assure the installation and maintenance of all required improvements required by the preliminary approval or as a condition to the issuance of a zoning permit, shall furnish written performance guarantees and written maintenance guarantees in the form(s) which comply with the provisions of N.J.S.A. 40:55D-53, et seq. and the Evesham Township Code. The amount of each performance guarantee shall equal 120% of the amount estimated by the Township Engineer as the cost of installing the required improvements. The maintenance guarantee shall equal 15% of the cost of the improvements and shall cover a period of two (2) years after final acceptance of the improvements.

9. If the above application involves the granting of a final subdivision or final site plan approval, the Chairperson and Secretary of the ETPB shall not sign the Final Subdivision Plat or Final Site Plan nor shall any zoning permit issue until the applicant has posted the required performance guarantee and the applicant has demonstrated that all conditions of the final approval have been satisfied.

10. Applicants seeking site plan or preliminary and/or final subdivision approval shall:

(a) Submit five (5) copies of a complete survey of the property (except for streets) to be dedicated, which survey shall be performed and certified by a licensed surveyor.

(b) Submit a topographic survey showing contour intervals of two (2) feet at a scale no larger than one (1) inch equaling one hundred (100) feet.

(c) Submit five (5) copies of complete (as-built) plans of any improvements, except for streets, on the dedicated property.

(d) Submit a deed of conveyance, approved as to form, content and description by the Township Attorney. The said deed shall contain provision for the signature of the Mayor and attestation by the Township Clerk. Where streets are offered for acceptance, a legal description by metes and bounds describing the centerline shall be included.

(e) Obtain title insurance naming the Township of Evesham as the insured party in an amount equal to the fair market value of the dedicated property; this requirement shall not pertain to streets. In the case of drainage easements not shown on or generated after the final plan is filed in the County Clerk's Office and property having a fair market value of one thousand dollars (\$1,000.00) or less, a title search indicating marketable title shall be sufficient, provided said search is certified by a title insurance company authorized to do business in the State of New Jersey.

11. If a minor subdivision approval has been granted, such approval shall lapse unless within 190 days from the date the approval has been granted the applicant either files a plat in conformity with the approval and the "Map Filing Law" (N.J.S.A. 46:23-99, et seq.) or records a deed with the County Clerk which clearly describes the approved minor subdivision and files a copy of the deed with the Township's Engineer and the Township's Tax Assessor. Such deed shall also be signed by the Chairman and Secretary of the ETPB.

12. If a final approval has been granted, the applicant shall submit to the ETPB Engineer for his review a minimum of eight (8) complete sets of plans which shall incorporate all of the revisions that have been made conditions of this approval.

13. As part of the first application for final approval, the applicant shall provide a construction schedule as required by the Evesham Township ordinances which must be satisfactory to the ETPB Engineering Consultant.

14. The applicant shall comply with Title 39 of the New Jersey Statutes.

15. The applicant shall construct all drainage basins or alternate drainage facilities upon the P.I.Q., including inflow and outflow structures, prior to the commencement of any construction upon the P.I.Q.

16. The Board presumes that the applicant's application, all exhibits, maps and other documents submitted and relied on by the applicant, are true and accurate representations of the facts relating to the applicant's request for relief. In the event that it appears to be the Board, on reasonable grounds, that such Application, exhibits, maps and other documents submitted are not accurate, are materially misleading or are the result of mistake, and the same had been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought by the applicant, the Board may rescind its approval and rehear the Application, either upon application of an interested party or on its own motion, when unusual circumstances so require, or where a rehearing is necessary and appropriate in the interests of justice.

17. At any time after the adoption of this resolution of memorialization, should a party of interest appeal to the Board for an order vacating or modifying any term or condition as set forth herein, upon proper showing of a materially misleading submission, material misstatement, materially inaccurate information, or a material mistake made by the applicant, the Board reserves

the right to conduct a hearing with the applicant present, for the purpose of fact-finding regarding the same. Should the facts at said hearing confirm that there had been a material fault in the Application, the Board shall take whatever action it deems appropriate at that time, including but not limited to a rescission of its prior approval, a rehearing, a modification of its prior approval, or such other action as appropriate.

18. The applicant shall indemnify and hold the Township harmless from any claims whatsoever which may be made as a result of any deficiency in the Application, or as to any representations made by the applicant, including but not limited to proper service and notice upon interested parties and publication of the notice of public hearing in this matter in accordance with the law.

19. The relief as granted herein is subject to the discovery of any and all deed restrictions upon the P.I.Q. which had not been known or had not been disclosed to the Board, but which would have had a materially negative impact upon the Board's decision in this matter had they been so known, or so disclosed.

20. The applicant must obtain approvals from any and all other governmental and/or public agencies as required, whether federal, state, county or local, over which the Board has no control but which are necessary in order to finalize and/or implement the relief being granted herein, as well as any construction that may be a part of said relief. The applicant is solely responsible for determining which governmental and/or public agencies, if any, such approvals are required of. The applicant is further required to submit a copy to the Board's Secretary of all approvals and/or denials received from such outside agencies, with a copy thereof to the Board's Solicitor, Engineer and Planner.

21. The applicant must maintain an escrow account with the Township and pay the costs of all professional review and other fees required to act on the Application, pursuant to the applicable sections of the Township's land development ordinances, zone codes and any other applicable municipal codes, and the N.J. Municipal Land Use Law. The applicant's escrow account must be current prior to any permits being issued, or construction or other activity commencing on the approved project.

22. The applicant must obtain and all other construction or other municipal permits required with respect to the relief as granted herein.

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BE IT FURTHER RESOLVED, that certified copies of this Resolution shall be forwarded to the applicant, Township Clerk, Township Construction Official, Township Tax Assessor and Township Zoning Administrative Officer.

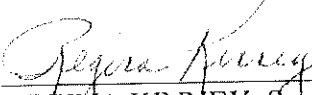
RECORD OF VOTE FOR ACTION TAKEN						
BOARD	AYE	NAY	Abstain	Absent	Motion Made By	Second
Alicia Marrone, Chairperson				X		
Mayor Randy S. Brown/Robert DiEnna, Mayor's Designee	X					
Councilman, Steven Zeuli	X					
Jay Parikh, Vice Chairperson	X					X
Jerry Menichini	X					
Dominick Mondì				X	X	
Paul Cortland	X					
Jeff Foster	X					
Jay Levenson	X					
Ghanu Dave'				X		
Richard Maratea				X		

I, Regina Kinney, Secretary to the Planning Board of the Township of Evesham, County of Burlington, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of the action taken by the said Board at a meeting held at the Municipal Building, 984 Tuckerton Road, Marlton, New Jersey, on the 1st day of February, 2018.


 REGINA KINNEY, Secretary
 EVESHAM TOWNSHIP PLANNING BOARD

RECORD OF VOTE ON RESOLUTION						
BOARD	AYE	NAY	Abstain	Absent	Motion Made By	Second
Alicia Marrone, Chairperson						
Mayor Randy S. Brown/Robert DiEnna, Mayor's Designee						
Councilman, Steven Zeuli						
Jay Parikh, Vice Chairperson	X				X	
Jerry Menichini						
Dominick Mondì						
Paul Cortland						
Jeff Foster	X					
Jay Levenson	X					X
Ghanu Dave'						
Richard Maratea						

I, Regina Kinney, Secretary to the Planning Board of the Township of Evesham, County of Burlington, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the said Board at a meeting held at the Municipal Building, 984 Tuckerton Road, Marlton, New Jersey, on the 15th day of March, 2018.


 REGINA KINNEY, Secretary
 EVESHAM TOWNSHIP PLANNING BOARD

Township of

984 Tuckerton Road • NJ 08053 • 856-983-2900

Evesham

Department of Community Development
Phone (856) 983-2914 • Fax (856) 983-6709

November 24, 2017

Evesham Township Planning Board
984 Tuckerton Road
Marlton, NJ 08053

Attn: Regina Kinney, Administrative Officer

Re: JVN Venture, LLC
Minor Site Plan
Block 4.06, Lot 2
25 East Main Street
C-3 Commercial Zone
Evesham PB 17-05

Dear Chairwoman and Members of the Board;

We have received the application, site plan, and supporting documents submitted by JVN Venture, LLC for a minor site plan at the above referenced site. The 18,693 square foot property is located on the south side of East Main Street, in the "downtown" Marlton area. The property is developed with two buildings and a gravel parking area at the rear. The primary building is a two-story former single-family home that was previously converted for commercial and apartment use. The secondary structure is a one-story building that appears to have been added as part of a previous commercial use of the site. Together the buildings total 4,786 square feet. The site has secondary frontage on Oak Avenue.

The applicant has recently purchased the property and proposes a change of commercial use for a Wellness Center and health foods shop. In accordance with section 127-2B, site plan approval is required when there is a change from one commercial use to another. Though the Township Code provides for administrative review for a change of commercial use and for minor site improvements when certain conditions are met, after review of the details of this site it was determined that Planning Board review is required. New or altered variance conditions require Board review and approval. The applicant proposes to update the site with improved ADA parking and access, paving and striping of the parking area, lighting, landscaping, and signage.

We have received the following information in support of this application:

1. Land Development Application dated May 10, 2017 (PB17-05) Land Use Board Application Checklist, List of Variances and waivers requested.
2. May 19, 2017 Completeness letter from Regina Kinney to the applicant.
3. Minor Site Plan consisting of 7 sheets for Block 4.06 Lot 2 prepared by

William P. Gilmore, PE of Site Civil Engineering dated May 1, 2017 and revised through September 29, 2017.

4. Stormwater Management Statement for JVN Venture, LLC for Block 4.06 Lot 2 prepared by William P. Gilmore, PE of Site Civil Engineering dated September 29, 2017.

Zoning and Use

The site is located within the C-3 Commercial zoning district and is within a designated Rehabilitation Area. The C-3 zone permits a variety of neighborhood commercial and service uses as well as accessory apartments. The proposed uses are permitted. The entire "downtown" Marlton area was designated as an Area in Need of Rehabilitation in 2014, and the Township has been preparing and adopting Redevelopment Plans for the area on a block by block basis in order to lay the groundwork for revitalization of the area, consistent with the Township's Vision Plan. A Redevelopment Plan has not yet been adopted for block 4.06, though redevelopment and adaptive reuse are encouraged throughout the entire Rehabilitation Area. The applicant's proposal to invest in the property and fill the first-floor space with permitted commercial uses will build upon the existing downtown framework and contribute to the vitality of the area.

Site Requirements and Variances

There are a number of existing variance conditions on the site that will not change as a result of this application. There are also three variances that will change as a result of the proposed parking lot improvements.

Section	Required	Proposed	Compliance
160-70 C-3 Zone			
Maximum Floor Area Ratio	.20	.208	Existing Variance condition
Minimum Lot Width	75 feet	67.32 feet	Existing Variance condition
Minimum Front Yard	25 feet	16.3 feet to Main Street	Existing Variance condition
Minimum Side Yard	20 feet	2 feet to west	Existing Variance condition
No Parking in Front Yard Setback	25 feet	3.4 feet to Oak Ave ROW	Variance Required
160-32 Parking Requirement	18 spaces	12 spaces	Variance Required
160-17 Perimeter Buffer and Site Element Screen	15 feet	2.1 feet to 13.8 feet	Variance Required

Standard of Proof for "C" Variance

For "C(1)" variances the applicant must demonstrate that the strict application of the zoning regulations to the property create a hardship or result in exceptional practical difficulties by reason of the exceptional shape of the property or the exceptional topographic conditions

uniquely affecting the property or the exceptional circumstances affecting the properties or structures lawfully existing on the property. For "C(2)" variances the applicant must demonstrate that the deviation from the zoning ordinance requirements will advance the purposes of the Municipal Land Use Law, that the benefits of the proposed deviation will substantially outweigh any detriment, and that the proposal will not have a negative impact on the public good.

We offer the following comments for the Applicant's consideration:

1. **Variances.** The variances listed in the table above are recommended. The applicant proposes to improve the site and to fill the space with conforming uses that will contribute to a vibrant mixed-use environment in the downtown area. In order to accommodate the proposed uses and to create a more organized and attractive parking area, the variances are needed.
2. **Parking and Access.**
 - a. The applicant proposes to add a compliant ADA parking space close to the south side of the building, along with a 5-foot-wide concrete sidewalk leading to the building.
 - b. The applicant proposes to re-grade, square off, and pave the parking area, which is currently stone without defined spaces or edges. Wheel stops are proposed at the parking spaces. It is recommended that the applicant add a note to the plan indicating that all parking lot striping will use long life epoxy traffic paint.
 - c. The applicant has indicated that the southerly building will be occupied by a natural foods shop. The applicant should consider pedestrian access to this part of the property for those coming to the entrance from Main Street.
 - d. As is typical in the downtown area, no formal loading space is provided. The applicant should indicate the type and frequency of deliveries that are anticipated, and how they will be accommodated.
3. **Landscaping.** The applicant proposes groups of shrubs around the site, but no trees. It is recommended that four ornamental or shade trees be added to the site, on the east and west sides of the parking area. The trees should comply with the minimum size requirements in section 62-56.
4. **Lighting.** The applicant proposes to add six post top luminaires along the drive aisle and around the parking lot. The proposed lights are 3000 lumen LEDs, at 6-foot mounting height. The applicant should confirm that the intent is to use a black post. The applicant may wish to consider a higher mounting height for better light distribution (10 or 12 feet).
5. **Trash Enclosure.** Section 160-27 requires that commercial uses have an enclosure for containers for trash and recyclables. A location for a trash enclosure is not yet

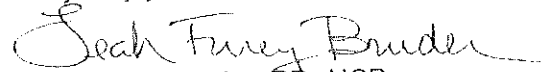
JVN Venture, LLC
Block 4.04, Lot 2
25 East Main Street
Evesham PB 17-05/ Planning Review
November 24, 2017
Page 4 of 4

shown on the plan. This should be added. The enclosure should be 6 feet high on a concrete slab and large enough for all of the trash and recyclable containers for all uses on the site.

6. **Building Improvements.** The applicant has filed an application to the Historic Preservation Commission as is required for properties within the designated Historic District. The applicant should describe the proposed improvements to the building, as well as any improvements that have already been made.
7. **Fence.** The applicant proposes to install a 6-foot-high vinyl fence along the eastern side property line from the point where the driveway diverges on the north side of the site to the southern property line. The southern side of the site is a secondary frontage. In accordance with section 160-22B fences within the front yard may not exceed 4 feet in height. The height of the fence should be reduced within 25 feet of Oak Avenue OR a variance should be requested.
8. **Signs.**
 - a. Two freestanding sign locations are shown on the site, one along the Main Street frontage and one along the Oak Avenue frontage. The plan indicates that each sign will be twenty square feet in area and no more than 6 feet in height. A sign detail has not been provided. A separate Zoning Permit application may be submitted with sign details. At the hearing the applicant should indicate the style of sign proposed and the method of illumination.
 - b. The landscape plan should be coordinated with the sign locations in order to provide complementary landscaping around the base of the proposed signs and to ensure that the proposed shrubs will not interfere with sign visibility.
 - c. The site plan indicates that there will be a 14-square foot wall sign on the building. The applicant should describe the proposed location of the sign and the sign style. A separate Zoning Permit application may be submitted with sign details.

Please call with any questions.

Very truly yours,


Leah Furey Bruder, (PR) AICP

Cc: CherylLynn Walters, Esq
Chris Rehmann, PE, CME
Stacey Arcari, PE
Behram Turan, PE
JVN Venture, LLC
William Gilmore, PE

Township of

Evesham

984 Tuckerton Road • NJ 08053 • 856-983-2900

Department of Community Development
Phone (856) 983-2914 • Fax (856) 983-6709

January 30, 2018

Evesham Township Planning Board
984 Tuckerton Road
Marlton, NJ 08053

Attn: Regina Kinney, Administrative Officer

Re: JVN Venture, LLC
Minor Site Plan
Block 4.06, Lot 2
25 East Main Street
C-3 Commercial Zone
Planning Review #2
Evesham PB 17-05

Dear Chairwoman and Members of the Board;

We have received the application, site plan, and supporting documents submitted by JVN Venture, LLC for a minor site plan at the above referenced site. Since receiving our November 24, 2017 review letter the applicant has submitted a response letter and a revised plan set. This letter supersedes the November 14, 2017 letter.

The 18,693 square foot subject property is located on the south side of East Main Street, in the "downtown" Marlton area. The property is developed with two buildings and a gravel parking area at the rear. The primary building is a two-story former single-family home that was previously converted for commercial and apartment use. The secondary structure is a one-story building that appears to have been added as part of a previous commercial use of the site. Together the buildings total 4,786 square feet. The site has secondary frontage on Oak Avenue.

The applicant has recently purchased the property and proposes a change of commercial use for a Wellness Center and health foods shop. In accordance with section 127-2B, site plan approval is required when there is a change from one commercial use to another. Though the Township Code provides for administrative review for a change of commercial use and for minor site improvements when certain conditions are met, after review of the details of this site it was determined that Planning Board review is required. New or altered variance conditions require Board review and approval. The applicant proposes to update the site with improved ADA parking and access, paving and striping of the parking area, lighting, landscaping, and signage.

We have received the following information in support of this application:

1. Land Development Application dated May 10, 2017 (PB17-05) Land Use Board Application Checklist, List of Variances and waivers requested.

2. May 19, 2017 Completeness letter from Regina Kinney to the applicant.
3. January 17, 2018 Letter from Site Civil Engineering responding to Planning Board professionals' review letters.
4. Minor Site Plan consisting of 8 sheets for Block 4.06 Lot 2 prepared by William P. Gilmore, PE of Site Civil Engineering dated May 1, 2017 and revised through January 15, 2018.
5. Environmental Conditions Plan consisting of 1 sheet prepared by William P. Gilmore, PE of Site Civil Engineering dated May 1, 2017.
6. Stormwater Management Statement for JVN Venture, LLC for Block 4.06 Lot 2 prepared by William P. Gilmore, PE of Site Civil Engineering dated January 15, 2018.
7. Historic Preservation Commission Application for Certificate of Appropriateness dated October 25, 2017.

Zoning and Use

The site is located within the C-3 Commercial zoning district and is within a designated Rehabilitation Area. The C-3 zone permits a variety of neighborhood commercial and service uses as well as accessory apartments. The proposed uses are permitted. The entire "downtown" Marlton area was designated as an Area in Need of Rehabilitation in 2014, and the Township has been preparing and adopting Redevelopment Plans for the area on a block by block basis in order to lay the groundwork for revitalization of the area, consistent with the Township's Vision Plan. A Redevelopment Plan has not yet been adopted for block 4.06, though redevelopment and adaptive reuse are encouraged throughout the entire Rehabilitation Area. The applicant's proposal to invest in the property and fill the first-floor space with permitted commercial uses will build upon the existing downtown framework and contribute to the vitality of the area.

Site Requirements and Variances

There are a number of existing variance conditions on the site that will not change as a result of this application. There are also three variances that will change as a result of the proposed parking lot improvements.

Section	Required	Proposed	Compliance
160-70 C-3 Zone			
Maximum Floor Area Ratio	.20	.208	Existing Variance condition
Minimum Lot Width	75 feet	67.32 feet	Existing Variance condition
Minimum Front Yard	25 feet	16.3 feet to Main Street	Existing Variance condition

JVN Venture, LLC
 Block 4.04, Lot 2
 25 East Main Street
 Evesham PB 17-05/ Planning Review
 January 30, 2018
 Page 3 of 4

Minimum Side Yard	20 feet	2 feet to west	Existing Variance condition
No Parking in Front Yard Setback	25 feet	3.4 feet to Oak Ave ROW	Variance Required
160-32 Parking Requirement	18 spaces	12 spaces	Variance Required
160-17 Perimeter Buffer and Site Element Screen	15 feet	2.1 feet to 13.8 feet	Variance Required

Standard of Proof for "C" Variance

For "C(1)" variances the applicant must demonstrate that the strict application of the zoning regulations to the property create a hardship or result in exceptional practical difficulties by reason of the exceptional shape of the property or the exceptional topographic conditions uniquely affecting the property or the exceptional circumstances affecting the properties or structures lawfully existing on the property. For "C(2)" variances the applicant must demonstrate that the deviation from the zoning ordinance requirements will advance the purposes of the Municipal Land Use Law, that the benefits of the proposed deviation will substantially outweigh any detriment, and that the proposal will not have a negative impact on the public good.

We offer the following comments for the Applicant's consideration:


1. **Variations.** The variances listed in the table above are recommended. The applicant proposes to improve the site and to fill the space with conforming uses that will contribute to a vibrant mixed-use environment in the downtown area. In order to accommodate the proposed uses and to create a more organized and attractive parking area, the variances are needed.
2. **Parking and Access.** The applicant proposes to re-grade, square off, and pave the parking area, which is currently stone without defined spaces or edges. Wheel stops are proposed at the parking spaces. A compliant ADA parking space close to the south side of the building, along with a 5-foot-wide concrete sidewalk leading to building B.
 - a. The accessible route to Building A should be identified. The site plan should indicate whether the area east of Building B is concrete/paved or a planting area. The landscape plan shows three shrubs planted in the area.
 - b. The applicant has indicated that the southerly building will be occupied by a natural foods shop. The applicant should consider pedestrian access to this part of the property for those coming to the entrance from Main Street.
 - c. As is typical in the downtown area, no formal loading space is provided. The applicant should indicate the type and frequency of deliveries that are anticipated, and how they will be accommodated.

JVN Venture, LLC
Block 4.04, Lot 2
25 East Main Street
Evesham PB 17-05/ Planning Review
January 30, 2018
Page 4 of 4

3. **Lighting.** The applicant proposes to add six post top luminaires along the drive aisle and around the parking lot. The proposed lights are 3000 lumen LEDs. Two will be at 6-foot mounting height and four will be at 10 foot mounting height. The applicant should confirm that the intent is to use a black post.
4. **Building Improvements.** The applicant has filed an application to the Historic Preservation Commission as is required for properties within the designated Historic District. The applicant should describe the proposed improvements to the building, as well as any improvements that have already been made.
5. **Signs.**
 - a. Two freestanding sign locations are shown on the site, one along the Main Street frontage and one along the Oak Avenue frontage. The plan indicates that each sign will be twenty square feet in area and no more than 6 feet in height. A sign detail has not been provided. Section 160-76B(1) provides that each ground floor occupant of a business structure is permitted one sign facing each street upon with the property has frontage. In this case one sign per frontage is permitted. A separate Zoning Permit application may be submitted with sign details. At the hearing the applicant should indicate the style of sign proposed and the method of illumination.
 - b. The site plan indicates that there will be a 14-square foot wall sign on the building. The applicant should describe the proposed location of the sign and the sign style. Each business in the C-3 zone is permitted wall sign OR freestanding sign. If the signs are redundant a variance will be required. If identifying different businesses, then a separate Zoning Permit application may be submitted with sign details for administrative review and approval.

Please call with any questions.

Very truly yours,


Leah Furey Bruder, (PA), AICP

Cc: CherylLynn Walters, Esq
Chris Rehmann, PE, CME
Stacey Arcari, PE
Behram Turan, PE
JVN Venture, LLC
William Gilmore, PE



Principals

Richard Rehmann, GISP
Chris Rehmann, PE, CME, PP, PLS
Richard Heggan, PLS, PP
Robert Heggan, PLS, PP

November 14, 2017

Regina Kinney, Administrative Office
Zoning Board
Evesham Township
984 Tuckerton Road
Marlton, NJ 08053

Re: JVN Venture, LLC.
Minor Site Plan
JVN Venture, LLC.
Block: 4.06, Lot 2
PB #17-05
ARH #35-12037

Dear Ms. Kinney:

We have received the following application for minor site plan approval from JVN Venture, LLC, owners of Block 4.02, lot located at 25 East Main Street. As we understand the application, the objective is for lot 1 only. The plan proposes to update an existing lot and building to a mixed use residential and retail site called Effective Wellness Center

Applicant: JVN Venture, LLC. PO Box 4635, Cherry Hill, NJ 08034 (609) 876-4443.
Wxc126@gmail.com

Owner: Same as Applicant

Attorney: Betty Mon, 825 Longwood Avenue, Cherry Hill, NJ 08002 (215) 869-5786.
betty@monassociates.com

Engineer: William P. Gilmore, PE, Site Civil Engineering, 213 Cherry Tree Court,
Franklinville, NJ 08322 (856) 885-8679.

A. **Information Submitted:** The following information was submitted to comprise the application for this project:

1. Land Development Application, PB# 17-05, dated May 10, 2017 with attached list of waivers and variance requested.
2. Comments from previous application, deemed incomplete. Dated May 19, 2017
3. Stormwater Management Plan, prepared by Site Civil Engineering, LLC. Dated September 29, 2017.

ARH Associates

Corporate Headquarters – 215 Bellevue Avenue – PO Box 579 – Hammonton, NJ 08037 – 609.561.0482 – fax 609.567.8909
Bloomfield Office – 2 Broad Street – Suite 602 – Bloomfield, NJ 07003 – 973.337.8562 – fax 973.337.8876
www.arh-us.com

4. Minor Site Plan for JVN Venture LLC. Plate 4.01, Block 4.06, Lot 2. Prepared by William Gilmore, PE, Site Civil Engineering, and consisting of:

<u>Sheet No.</u>	<u>Sheet Title</u>	<u>Date</u>	<u>Revision Date</u>
1	Cover Sheet	5/1/17	9/29/17
2	Demolition Plan	5/1/17	9/29/17
3	Site Plan	5/1/17	9/29/17
4	Grading Plan	5/1/17	9/29/17
5	Landscaping and Lighting Plan	5/1/17	9/29/17
6	Soil Erosion and Sediment Control Plan	9/29/17	
7	Soil Erosion and Sediment Control Details	9/29/17	

B. Project Description:

The project consists of the internal modifications to the existing buildings on site, as well as updating roofing and windows. The existing parking surface will be regarded and paved. Site lighting and landscaping will be upgraded.

C. Waivers and Variances: The Applicant is seeking certain variances and waivers for the project. They are:

1. Variance for the number of parking spaces provided. There are 18 required and 12 provided.
2. Site Plan/Subdivision Filing Waivers for:
 - o Environmental Assessment Report
 - o Environmental Impact Report & Cultural Resources Survey
 - o Traffic Impact Study
 - o Existing Streets, Adjoining uses, structures, wells, septic systems, driveways, watercourses, floodplains, wetlands, or other environmentally sensitive areas on and within 200' of site
 - o Existing, proposed contour intervals based on USC, GS data
 - o Locations, dimensions of adjacent and opposite driveway and street intersections
 - o Location of traffic control devices including signs, pavement markings, parking prohibitions
 - o and fire lanes
 - o Architectural elevations for all sides of building indicating height from grade, roof pitch, roof
 - o mounted utilities, signs and materials in color
 - o Sight triangles
 - o Soil erosion and sediment control plan....
 - o General soil information from best, readily available, published source

- Proposed vehicular and pedestrian circulation, utility infrastructure plans, including disposal of sanitary sewage, water, and stormwater management. All other utilities may be shown by footnote.
 - Finished spot elevation at all property corners
3. Waiver for driveway less than 25' from the property line. 16-32e(3)
The reasons provided are that
- a) The existing property has an existing nonconformity for the distance of the driveway to the property line.

We would recommend waiver 3 be granted because the waiver addresses an existing nonconformity.

D. Zoning Requirements: Commercial C-3

The current zoning for the site is Commercial C-3 (section 160-70). Principal permitted uses in the zone are Single-family detached and Retail stores and shops, except retail uses may be no larger than 20,000 square feet. Both uses onsite are permitted.

The bulk area requirements are covered in Section 160-70 Table 16.

Proposed Uses:

<u>Description</u>	<u>Standard</u>	<u>Existing</u>	<u>Proposed</u>	<u>Conforms</u>
Maximum Density or Floor Area Ratio	4 units per dwelling/0.15x	0.208	0.208	No*
Minimum lot area per building unit (SF)	10,000	18,693	18,693	Yes
Minimum Lot Width at Setback (ft.)	75	67.32	67.32	No*
Minimum Front Yard (ft.)	30	16.3	16.3	No*
Minimum Side Yard (ft.)	20	2	2	No*
Minimum Rear Yard (ft.)	25	N/A	N/A	N/A
Maximum Impervious	00.70	0.62	0.66	Yes
Maximum Clearing Limit Ratio	0.5/0.9	0.79	0.79	Yes
Open Space Ratio	NA/0.3	0.38	0.34	Yes
Max Building Height (ft.)	35	<35	<35	Yes
Wall Sign (sf)	14	NA	14	Yes
Ground Sign (sf)	20 (4*5)	NA	20 (4*5)	Yes
Maximum Ground Sign Height (ft.)	6	NA	6	Yes

**Existing condition*

E. **Parking/Loading/Handicap:** Ordinance 160-32 of the Evesham Management Code

Schedule of Minimum Parking Requirements

<u>Use</u>	<u>Ordinance Requirement</u>	<u>Spaces per Ordinance</u>
Retail Shopping Center	4.5 sp per 1,000 sf GFA	$[1120/1,000] \times 4.5 = 5.04$ parking spaces
Wellness Center (Considered Medical Center)	4.0 per 1,000 sf GFA	$[2770/1,000] \times 4.0 = 11.08$ parking spaces
Residential	1 Residential Units	1 residential units = 2 spaces
Total Number of Parking Spaces Required = 18 sp		
Total Number of Parking Spaces Existing = 12 sp		
Total Number of Parking Spaces Provided = 12 sp		

Schedule of Minimum Handicap Parking Requirements
(Per Ordinance c)

<u>Total Number of Spaces</u>	<u>Number of Spaces Required</u>	<u>Provided</u>
12	$1 \cdot 25 = 1$	1

F. **Site Comments:**

1. Per section 160-17 B(1)(c) of the Evesham Township code Site element screens shall be placed around the perimeter of all parking lots or other similar vehicular use areas. Please provide this screening on the west side of the parking lot.
2. Per section 160-70 E (4), no parking shall be in the front yard setback. A variance will be needed for the parking spaces nearest tot Oak Avenue.
3. Perimeter buffers. Perimeter buffers shall be placed between compatible land uses or zoning districts and be a minimum of 15 feet in width. 160-17 B (1) (d). The buffer between the applicant parking lot and lot 1.01 is 13.8 ft. and 10.5' to lot 3 to the east. Is this acceptable or necessary comment? There is a fence proposed adjacent to the property line. Will this require a waiver?
4. Please provide details complying with ADA standards for the concrete pad located at the accessible parking spot.
5. Please provide a strength requirement proposed concrete pad at the accessible parking area

G. **Drainage and Stormwater Management Comments**

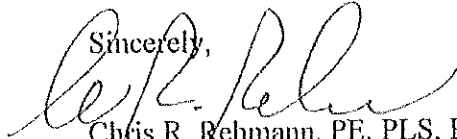
1. The project is proposing to disturb at less than 1 acre and create an additional 0.014 acres of impervious coverage as indicated in the Stormwater Management Report and is therefore not considered a "major development" pursuant to the NJDEP Stormwater Management Regulations. Therefore, this project is not required to meet erosion control, groundwater recharge, stormwater quantity control and stormwater quality control for the post-developed improvements. While not required to meet stormwater management regulations, address how you are meeting non-structural measures to the maximum extent possible. It appears there could be an opportunity to eliminate paving adjacent to the brick walkway to the west of Building B, which does not appear to have a significant purpose.
2. There is a possibility for ponding in the south east corner of the parking lot, shown at elevation 105.5.
3. Provide data for existing and proposed drainage area maps to the local and county roads. The goal being to show no increase in stormwater runoff onto the roads.
4. The engineer should consider the possibility of installing a detention or infiltration pervious paver system as determined appropriate to reduce runoff rates to each individual drainage area.

H. **Miscellaneous Comments**

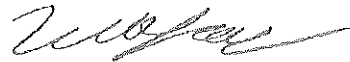
1. The total sheet numbers are inconsistent throughout the drawing set.
2. Is there a method to provide a vehicle entering from Oak Street a way to turn around if there are no open parking spaces?
3. Deferring proposed sign comments to Town Planner

If there are any questions regarding this review, please contact me at 609-561-0482. Thank you.

Sincerely,



Chris R. Rehmann, PE, PLS, PP, CME
Board Engineer



William Loughney, PE
ARH Project Engineer

cc:

Stuart Platt, Esq., Board Solicitor
Leah Furey-Bruder, Planner
Stacey Arcari, Traffic Engineer
Behram Turan, Environmental Engineer
JVN Venture LLC, Applicant
Betty Mon, Applicant's Attorney
William P. Gilmore, PE, Applicant's Engineer

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Principals

Richard Rehmann, GISP
Chris Rehmann, PE, CME, PP, PLS
Richard Heggan, PLS, PP
Robert Heggan, PLS, PP

February 1, 2018

Regina Kinney, Administrative Office
Zoning Board
Evesham Township
984 Tuckerton Road
Marlton, NJ 08053

Re: JVN Venture, LLC.
Minor Site Plan Review #2
JVN Venture, LLC.
Block: 4.06, Lot 2
PB #17-05
ARH #35-12037

Dear Ms. Kinney:

We have received the latest application information for minor site plan approval from JVN Venture, LLC, owners of Block 4.02, lot located at 25 East Main Street. As we understand the application, the objective is for lot 1 only. The plan proposes to update an existing lot and building to a mixed use residential and retail site called Effective Wellness Center

Applicant: JVN Venture, LLC. PO Box 4635, Cherry Hill, NJ 08034 (609) 876-4443.
Wxc126@gmail.com

Owner: Same as Applicant

Attorney: Betty Mon, 825 Longwood Avenue, Cherry Hill, NJ 08002 (215) 869-5786.
betty@monassociates.com

Engineer: William P. Gilmore, PE, Site Civil Engineering, 213 Cherry Tree Court,
Franklinville, NJ 08322 (856) 885-8679.

A. Information Submitted: The following information was submitted to comprise the application for this project:

1. Transmittal and response letter dated January 17, 2018 from William P. Gilmore of Site Civil Engineering, the Applicant Engineer.
2. Stormwater Management Plan, prepared by William P. Gilmore, P.E., C.M.E., Site Civil Engineering, LLC. Dated September 29, 2017 with revisions January 15, 2018.

ARH Associates

Corporate Headquarters - 215 Bellevue Avenue - PO Box 579 - Hammonton, NJ 08037 - 609.561.0482 - fax 609.567.8909
Bloomfield Office - 2 Broad Street - Suite 602 - Bloomfield, NJ 07003 - 973.337.8562 - fax 973.337.8876

www.arh-us.com

3. Environmental Conditions Plan for JVN Venture LLC Plate 4.01, Block 4.06, Lot 2 Prepared by William Gilmore, PE, Site Civil Engineering, and consisting of:

<u>Sheet No.</u>	<u>Sheet Title</u>	<u>Date</u>	<u>Revision Date</u>
1	Environmental Conditions Plan	1/15/18	n/a

4. Minor Site Plan for JVN Venture LLC. Plate 4.01, Block 4.06, Lot 2. Prepared by William Gilmore, PE, Site Civil Engineering, and consisting of:

<u>Sheet No.</u>	<u>Sheet Title</u>	<u>Date</u>	<u>Revision Date</u>
1	Cover Sheet	5/1/17	1/15/18
2	Demolition Plan	5/1/17	1/15/18
3	Site Plan	5/1/17	1/15/18
4	Grading Plan	5/1/17	1/15/18
5	Landscaping and Lighting Plan	5/1/17	1/15/18
6	Soil Erosion and Sediment Control Plan	9/29/17	1/15/18
7	Soil Erosion and Sediment Control Detail Sheet	9/29/17	1/15/18
8	Detail Sheet	1/15/18	n/a

B. Project Description:

The project consists of the internal modifications to the existing buildings on site, as well as updating roofing and windows. The existing parking surface will be regarded and paved. Site lighting and landscaping will be upgraded.

C. Waivers and Variances: The Applicant is seeking certain variances and waivers for the project. They are:

1. Variance for the number of parking spaces provided. There are 18 required and 12 provided.
2. Site Plan/Subdivision Filing Waivers for:
 - o Environmental Assessment Report
 - o Environmental Impact Report & Cultural Resources Survey
 - o Traffic Impact Study
 - o Existing Streets, Adjoining uses, structures, wells, septic systems, driveways, watercourses, floodplains, wetlands, or other environmentally sensitive areas on and within 200' of site
 - o Existing, proposed contour intervals based on USC, GS data
 - o Locations, dimensions of adjacent and opposite driveway and street intersections

- o Location of traffic control devices including signs, pavement markings, parking prohibitions
 - o and fire lanes
 - o Architectural elevations for all sides of building indicating height from grade, roof pitch, roof
 - o mounted utilities, signs and materials in color
 - o Sight triangles
 - o Soil erosion and sediment control plan....
 - o General soil information from best, readily available, published source
 - o Proposed vehicular and pedestrian circulation, utility infrastructure plans, including disposal of sanitary sewage, water, and stormwater management. All other utilities may be shown by footnote.
 - o Finished spot elevation at all property corners
3. Waiver for driveway less than 25' from the property line. 16-32e(3)
The reasons provided are that:

- a) The existing property has an existing nonconformity for the distance of the driveway to the property line.

We would recommend waiver 3 be granted because the waiver addresses an existing nonconformity.

D. Zoning Requirements: Commercial C-3

The current zoning for the site is Commercial C-3 (section 160-70). Principal permitted uses in the zone are Single-family detached and Retail stores and shops, except retail uses may be no larger than 20,000 square feet. Both uses onsite are permitted.

The bulk area requirements are covered in Section 160-70 Table 16.

Proposed Uses:

<u>Description</u>	<u>Standard</u>	<u>Existing</u>	<u>Proposed</u>	<u>Conforms</u>
Maximum Density or Floor Area Ratio	4 units per dwelling/0.15x	0.208	0.208	No*
Minimum lot area per building unit (SF)	10,000	18,693	18,693	Yes
Minimum Lot Width at Setback (ft.)	75	67.32	67.32	No*
Minimum Front Yard (ft.)	30	16.3	16.3	No*
Minimum Side Yard (ft.)	20	2	2	No*
Minimum Rear Yard (ft.)	25	N/A	N/A	N/A
Maximum Impervious	00.70	0.62	0.66	Yes

Maximum Clearing Limit Ratio	0.5/0.9	0.79	0.79	Yes
Open Space Ratio	NA/0.3	0.38	0.34	Yes
Max Building Height (ft.)	35	<35	<35	Yes
Wall Sign (sf)	14	NA	14	Yes
Ground Sign (sf)	20 (4*5)	NA	20 (4*5)	Yes
Maximum Ground Sign Height (ft.)	6	NA	6	Yes

*Existing condition

E. **Parking/Loading/Handicap:** Ordinance 160-32 of the Evesham Management Code

Schedule of Minimum Parking Requirements

<u>Use</u>	<u>Ordinance Requirement</u>	<u>Spaces per Ordinance</u>
Retail Shopping Center	4.5 sp per 1,000 sf GFA	$[1120/1,000] \times 4.5 = 5.04$ parking spaces
Wellness Center (Considered Medical Center)	4.0 per 1,000 sf GFA	$[2770/1,000] \times 4.0 = 11.08$ parking spaces
Residential	1 Residential Units	1 residential units = 2 spaces
Total Number of Parking Spaces Required = 18 sp		
Total Number of Parking Spaces Existing = 12 sp		
Total Number of Parking Spaces Provided = 12 sp		

Schedule of Minimum Handicap Parking Requirements
(Per Ordinance c)

<u>Total Number of Spaces</u>	<u>Number of Spaces Required</u>	<u>Provided</u>
12	1-25 = 1	1

F. **Site Comments:**

- Perimeter buffers. Perimeter buffers shall be placed between compatible land uses or zoning districts and be a minimum of 15 feet in width. 160-17 B (1) (d). The buffer between the applicant parking lot and lot 1.01 is 13.8 ft. and 10.5' to lot 3 to the east. Is this acceptable or necessary comment? There is a fence proposed adjacent to the property line. Will this require a waiver? (Response: A waiver is requested if required)

G. **Drainage and Stormwater Management Comments**

- The project is proposing to disturb at less than 1 acre and create an additional 0.014 acres of impervious coverage as indicated in the Stormwater Management Report and is therefore not considered a "major development" pursuant to the NJDEP Stormwater

Management Regulations. Therefore, this project is not required to meet erosion control, groundwater recharge, stormwater quantity control and stormwater quality control for the post-developed improvements. The stormwater management statement has shown that the increase in runoff from this sight is de minimis and should not affect the existing stormwater system.

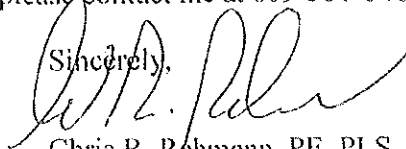
2. The engineer should consider the possibility of installing a detention or infiltration pervious paver system as determined appropriate to reduce runoff rates to each individual drainage area.

H. Miscellaneous Comments

1. Is there a method to provide a vehicle entering from Oak Street a way to turn around if there are no open parking spaces?
2. Deferring proposed sign comments to Town Planner

If there are any questions regarding this review, please contact me at 609-561-0482. Thank you.

Sincerely,



Chris R. Rehmann, PE, PLS, PP, CME
Board Engineer



William Loughney, PE
ARH Project Engineer

cc:

Stuart Platt, Esq., Board Solicitor
Leah Furey-Bruder, Planner
Stacey Arcari, Traffic Engineer
Behram Turan, Environmental Engineer
JVN Venture LLC, Applicant
Betty Mon, Applicant's Attorney
William P. Gilmore, PE, Applicant's Engineer

CRR/wtl
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JOHN H. ALLGAIER, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
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BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME

November 9, 2017

Evesham Township Planning Board
984 Tuckerton Road
Marlton, New Jersey 08053

Attn: Regina Kinney, Board Administrator

**Re: Environmental Review
JVN Venture LLC
Minor Site Plan Application
Block 4.06, Lot 2
25 East Main Street
Evesham Township, Burlington County, New Jersey
Application No. PB 17-05**

Dear Ms. Kinney:

CME Associates (CME) has received the application submitted by JVN Venture LLC for a proposed wellness center and two (2) residential units at the above-referenced site. The site is located within the C-3 zoning district (Historic District Overlay) on the southern side of East Main Street and the northern side of Oak Avenue. The site is fully developed with a 2-story dwelling (3,666 SF), a 2-story carriage house (1,120 SF), a stone parking lot, and landscaped areas. Available information indicates the existing dwelling was constructed circa 1840 and had been utilized solely for residential purposes until being converted to the current mixed use (commercial/residential) in the 1960s; the carriage house has been utilized for residential purposes since the early 1990s. Currently, the dwelling contains a yoga studio (1st floor) and apartment (2nd floor); the carriage house contains an apartment. The applicant proposes to renovate the carriage house building for commercial use and to construct parking, lighting, and related site improvements; the commercial tenant will be Effective Wellness Center. The applicant seeks minor site plan approval with variances from the Township of Evesham.

On behalf of the Township of Evesham, CME has reviewed the following documents:

- Land Development Application, PB17-05, dated May 10, 2017.
- Correspondence letter from Township of Evesham to Betty Mon of Mon & Associates Consulting Inc.
- Minor Site Plans (7 sheets), prepared by William P. Gilmore, PE of Site Civil Engineering, dated May 1, 2017; last revised September 29, 2017.



Regina Kinney, Board Administrator
Evesham Township Planning Board
Re: Application No. PB 17-05

November 9, 2017
Page 2 of 6

- Phase I Environmental Site Assessment, prepared by Site Civil Engineering, dated September 2017.

We offer the following environmental conformance review with recommendations for your consideration.

ENVIRONMENTAL REVIEW

We have reviewed the application and plans for compliance with the §94 Article II (Environmental Impact Report, including Cultural Resource Survey) and §94 Article IV (Phase I Environmental Assessments) of the Evesham Township Land Use Ordinance for completeness.

Environmental Impact Report Requirements

An Environmental Impact Report is required as per §94 Article II. The applicant has requested a submission waiver for this requirement.

Available information indicates the site had been developed for residential purposes since at least the 1840s and was converted to a mix of commercial and residential uses in the 1960s. Few changes/additions have been made to the existing site improvements since the 1990s. Based on our review of the application and proposed construction, we do not anticipate any significant potential impacts to be identified. The waiver request is acceptable.

Cultural Resources Survey Requirements

A Cultural Resources Survey is required as per §94 Article II. The applicant has requested a submission waiver for this requirement.

Available information indicates the site is classified as a local historic landmark. Therefore, the applicant should seek approval for the proposed renovations from the Evesham Historic Preservation Commission.

Phase I Environmental Assessment Requirements

A Phase I Environmental Assessment is required as per §94 Article IV. The applicant submitted a Phase I Environmental Assessment prepared by Site Civil Engineering, dated September 2017. The Phase I Report identified several Recognized Environmental Conditions (RECs), data gaps,



Regina Kinney, Board Administrator
Evesham Township Planning Board
Re: Application No. PB 17-05

November 9, 2017
Page 3 of 6

and site conditions which meet the NJDEP's definition of potential Areas of Concern (AOCs), but did not provide recommendations based on the findings of the assessment.

The applicant should be prepared to address the areas of concern identified in the Phase I Report, as follows:

- **REC-1: Basement 275-gallon AST – The heating oil AST in the basement of the dwelling was noted to be empty and out-of-service; minor staining was also noted. Further investigation should be conducted in accordance with NJDEP regulations. In addition, the out-of-service AST and all appurtenant piping should be properly decommissioned and removed from the site. The applicant should provide the Township with proper documentation.**
- **REC-2: Carriage House 275-gallon AST – The heating oil AST on the western side of the carriage house was noted to be partially full. No staining of the underlying soil was observed; however, overgrown vegetation obscured inspection of the ground surface. The area around the AST should be cleared of vegetation and inspected. If the tank will be taken out-of-service, the AST and all appurtenant piping should be properly decommissioned and removed from the site. The applicant should provide the Township with proper documentation.**
- **REC-3: Former 290-gallon No. 2 UHOT Spill (NJDEP Incident No. 07-12-07-1019-46) – The site (PI No. 578264) was identified in the NJDEP Known Contaminated Sites database. Available information indicates a discharge was discovered during removal of a 290-gallon heating oil UST; the NJDEP was notified and Incident No. 07-12-07-1019-46 was assigned to the site. The Phase I Report states that an oil-fired furnace was observed within the utility closet of the potting shed, but no associated tank was identified; however, it is suspected that the furnace was previously connected to the former 290-gallon UST removed from the site. Further investigation should be conducted in accordance with NJDEP regulations. In addition, if the oil-fired furnace is no longer in-service, the furnace and all appurtenant piping should be properly decommissioned and removed from the site. The applicant should provide the Township with proper documentation.**
- **REC-4: Former Florist/Horticultural Operations – Available information indicates Deerberry Flower Shoppe occupied the first floor commercial space of the dwelling from**



Regina Kinney, Board Administrator
Evesham Township Planning Board
Re: Application No. PB 17-05

November 9, 2017
Page 4 of 6

approximately 1979 to 2013. The Phase I Report states that the currently vacant greenhouse and potting shed at the site were likely utilized by the flower shop, and that there is a potential pesticides may have been used or stored as part of the former floral/horticultural operations. **Further investigation should be conducted in accordance with NJDEP regulations. The applicant should provide the Township with proper documentation.**

- HREC-1: Former 1,000-gallon No. 2 UHOT Spill (NJDEP Incident No. 08-01-09-1100-02) – Available information indicates a discharge was discovered during removal of a 1,000-gallon heating oil UST formerly located on the western side of the dwelling; the NJDEP was notified and Incident No. 08-01-09-1100-02 was assigned to the site. In June 2008, approximately nine (9) tons of contaminated soil was removed; however, additional excavation was limited by the building foundation. In July 2013, remediation of the remaining contamination was initiated which included the installation of three (3) groundwater monitoring wells, additional soil and groundwater sampling, five (5) in-situ chemical oxidation (ISCO) injections, and remedial confirmation sampling. On August 17, 2015, the NJDEP Unregulated Heating Oil Tank (UHOT) Program issued a No Further Action (NFA) determination for the former 1,000-gallon No. 2 heating oil UST. The Phase I Report states that this historical REC has been addressed to the satisfaction of the NJDEP and, therefore, no further investigation is warranted; however, the unknown status of the three (3) monitoring wells represents a data gap. NJDEP well search records indicate the wells installed as part of the investigation have not been abandoned/sealed. **Further investigation should be conducted to determine the status of the wells. As required by the NJDEP, all wells at the site should be properly decommissioned by a New Jersey-licensed well driller. The applicant should provide the Township with proper documentation.**
- 290-gallon AST – The Phase I Report states an estimated 290-gallon AST was observed on the western side of the dwelling. The tank was noted to be partially-filled and is provided with secondary containment. The associated piping runs underground into the dwelling's basement to a crawl space; the piping terminus was not determined and, therefore, the AST was identified as a data gap. **Further investigation should be conducted in accordance with NJDEP regulations. If the tank is currently or will be taken out-of-service, the AST and all appurtenant piping should be properly**

Christopher J. Noll, PE, CME, PP
President & CEO

Barbara J Fegley, AICP, PP
Sec/Treas. & Sr. Vice President

William H. Kirchner, PE, CME, N-2
Vice President



**ENVIRONMENTAL
RESOLUTIONS, INC.**
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Marc H. Selover, LSRP, PG

Benjamin R. Weller, PE, CME, CPWM, S-3, C-3

815 East Gate Drive • Suite 103 • Mount Laurel • New Jersey • 08054

Telephone (856) 235-7170 • Fax (856) 273-9239 • www.erinj.com

November 16, 2017
22148 00

Re: JVN Venture, LLC
Minor Site Plan
25 East Main Street
Block 4.06, Lot 2
PB # 17-05

Ms. Regina Kinney, Administrative Officer
Evesham Township Planning Board
984 Tuckerton Road
Marlton, NJ 08053

Dear Ms. Kinney:

Our office is in receipt of a Minor Site Plan for the above referenced 0.429 acre site. The site currently has two (2) buildings. The first building consists of a 2,770 sf Wellness Center on the first floor and one (1) 2-bedroom apartment on the 2nd floor. The second building consists of 1,120 square feet of retail space. The parking lot and driveway access points are currently stoned. The applicant is proposing to replace the stone parking lot with bituminous pavement and add striping and signage.

The following has been provided in support of the application:

1. Land Development Application, dated May 10, 2017.
2. Minor Site Plan, 1 set of 6 sheets, prepared by Site Civil Engineering, bearing a revision date of September 29, 2017.

The site is located in the Commercial (C-3) zone with a rehabilitation overlay. It is surrounded by similar types of personal service, commercial and offices uses along East Main Street. Along the Oak Avenue frontage, the site is surrounded by similar uses, residential homes, and the Evesham Township School Administrative Building and Recreation facilities. The site has one-way inbound access from East Main Street. A full access driveway is located on Oak Avenue.

Submission Waivers

1. The applicant has requested a submission waiver of a Traffic Impact Study. Due to currently developed nature of the site, our office takes no issue with this request.

Parking

1. Parking Calculations

- Wellness Center (Personal/Medical Use) : 4 spaces/1,000 square feet. Wellness Center = 2,770 square feet, requiring 11 spaces
- Retail: 4.5 spaces/1,000 square feet. Retail = 1,120 square feet, requiring 5 spaces
- Apartment: 2 bedroom apartment unit. RSIS requires 1.8 spaces per unit = 2 spaces
- Total required spaces = 18 spaces
- Existing/Proposed spaces = 12 spaces (deficiency of 6 spaces; however, on-street public parking on Main Street is available)

2. The proposed paved parking area is replacing the existing stone parking area. This appears to be a pre-existing, non-conforming condition and we will defer to the Board's Planner as to whether a variance is required.

Site Plan Comments

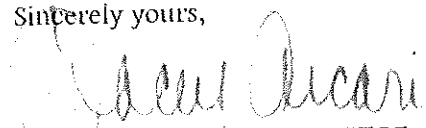
1. There are several existing conditions on site which do not meet the current ordinance. Our office takes no issue with these conditions, however, it appears that no loading areas are provided. The applicant should provide testimony regarding any deliveries, including location on site, time, frequency, type of trucks, etc. We defer to the Township Planner as to whether a design exception is required.
2. The applicant should discuss whether the area in front of the door at building B is a drop-off area.
3. It is recommended that the area near the widened pavement of Building B be striped/crosshatched to better align the inbound one-way traffic into the two-way traffic flow. With the current configuration, the inbound one-way traffic would be directly in line with the opposite direction traffic. While it is understood that this is an existing condition, the proposed striping is minimal and would reduce the potential of driver confusion. It would also provide a striped area to use as a de-factor turnaround in the event that there is no parking available.
4. It is recommended that ADA signage be installed within a bollard in lieu of providing a bumper. Bumpers tend to get dislodged and can be a tripping hazard, especially within an ADA space.
5. East Main Street is a Country Route. A Letter of No Interest or an approval from the Burlington County Planning Board is required as a condition of approval.

Details

1. A note should be provided with the sign details which state that the signage should meet the current retro-reflectivity requirements of the MUTCD. The date of manufacture should be permanently affixed to the back of the sign.
2. Sign post and mounting details should be provided for the regulatory signage.
3. The parking spaces stripes should be labeled as 4" white. A note should be provided that all striping shall be Long Life Epoxy or Thermoplastic.

Should you or the applicant have any questions, please do not hesitate to contact the undersigned.

Sincerely yours,


Stacey Arcari, PE, PP, CME, FTOE
Planning Board Traffic Engineer

SEA/sea

cc: Nancy W. Jamanow, PE, Director of Community Development (via email)
Chris Rehmman, PE, Board Engineer (via email)
Leah Furey Bruder, AICP, PP, Board Planner (via email)
Stuart Platt, Esq., Board Solicitor (via email)
Cheryl Lynn Walters, Esq., Board Solicitor (via email)
Evesham Township Planning Board (Members & Alternates) (via email)
William Gilmore, PE (via email)
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February 1, 2018
22148 00

Re: JVN Venture, LLC
Minor Site Plan
Traffic Review #2 (Supersedes the November 16, 2017 letter)
25 East Main Street
Block 4.06, Lot 2
PB # 17-05

Ms. Regina Kinney, Administrative Officer
Evesham Township Planning Board
984 Tuckerton Road
Marlton, NJ 08053

Dear Ms. Kinney:

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The following has been provided in support of the application:

1. Land Development Application, dated May 10, 2017.
2. Minor Site Plan, 1 set of 6 sheets, prepared by Site Civil Engineering, bearing a revision date of September 29, 2017, revised to January 15, 2018.

The site is located in the Commercial (C-3) zone with a rehabilitation overlay. It is surrounded by similar types of personal service, commercial and offices uses along East Main Street. Along the Oak Avenue frontage, the site is surrounded by similar uses, residential homes, and the Evesham Township School Administrative Building and Recreation facilities. The site has one-way inbound access from East Main Street. A full access driveway is located on Oak Avenue.

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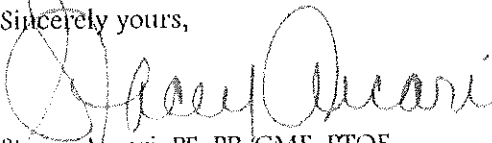
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2. East Main Street is a Country Route. A Letter of No Interest or an approval from the Burlington County Planning Board is required as a condition of approval.

Should you or the applicant have any questions, please do not hesitate to contact the undersigned.

Sincerely yours,



Stacey Arcari, PE, PP, CME, FTOE
Planning Board Traffic Engineer

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JVN Venture, LLC (via email)