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March 20, 2026
22160 04

Re: Target Corporation
**Amended Site Plan and Use Variance
Variance Review**
751 Route 73 S
Block 36, Lot 4.08
Application # Z25-26

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

Dear Ms. Newton:

The applicant is seeking a conditional use variance to permit outdoor storage as well as a parking variance. The existing Target is located along Route 73 S. No changes are proposed to the site with the exception of the addition of storage trailers within the parking area. Access to the site is from a traffic-controlled intersection and a right-in, right-out driveway on Route 73. There is no change proposed to the site access.

The site is surrounded by other properties within the C-1 zoning district in Evesham Township with a small edge of the Medium Density district along the southeast corner of the parcel. To the east is Voorhees Township and the zoning district is Rural Residential.

The site is encumbered by existing restricted wetlands and buffer areas.

The following information, prepared by Kimberly Horn, has been reviewed:

1. Land Development Application with checklists.
2. Waiver request memo, dated September 30, 2025.
3. Amended Site Plan, dated August 15, 2025, revised to January 23, 2026, consisting of:
 - a. Cover Sheet, C0.0.
 - b. 200 FT Property List, C0.1.
 - c. Overall Site Plan, C1.0.
 - d. Enlarged Plan, C1.1.
 - e. Landscaping Plan, C1.2.
 - f. Parking Plan, C1.3.
4. Streetview Exhibit, dated September 30, 2025, 2 sheets.

General Information

Applicant/ Target Corporation
Owner: c/o Aaron Hemquist
Aaron.hemquist@target.com

Engineer: Tony E. Diggan, PE and Joe Ventura, PE
Kimley Horn

Planner: Paul N. Ricci, AICP, PP
Ricci Planning

Attorney: Ameer S. Farrell, Esq.
Kaplan Stewart, Attorneys at Law

Zoning

1. The parcel is located in the Commercial-1 (C-1) zoning district. Shopping centers are a permitted use in this zone.
2. The following are the bulk requirements for the C-1 district per §160-68E.

Zoning
Commercial-1 (C-1) District
§160-68E and 161-1C(17)

	Required	Proposed	Status
Lot Size	10+ Acres	27.16 Acres	Conforms
Frontage	600 FT	929.9 FT	Conforms
Lot Width	600 FT	1147 FT	Conforms
Lot Depth	800 FT	728.2 FT	Conforms
Min. Front Yard Setback	100 FT	99.8 FT	ENC
Min. Side Yard Setback	75 FT	74.9 FT	ENC
Min. Rear Yard Setback (residential)	100 FT	>100 FT	Conforms
Max. Impervious Coverage	65%	33.4%	Conforms
Max. Building Coverage	25%	10.7%	Conforms
Max. Building Height	40 FT	<40'	Conforms
Floor Area Ratio	0.22	0.10	Conforms

3. The applicant is proposing Outdoor Storage which is a conditional use per §161-1C(17). The following requirements are noted:
 - a. Per §161-1C(17)(a), outside storage shall be located no closer than 100 FT to any street. The proposed outside trailer storage is located 50.4 FT from the Route 73 S frontage.
 - b. Per §161-1C(17)(b), if outside storage is proposed for the side yard along a building or behind the front yard area of a corner lot, it must be screened with a wall or solid fence to a height no greater than 8 FT. The proposed storage is located within the front yard setback to Route 73. An 8 FT fence with landscape screening is proposed.
 - c. Per §161-1C(17)(c), Materials stacked within an outside storage area shall not be stacked higher than the height of the screening material, or 8 FT, whichever is less. The height of the storage trailers should be provided to demonstrate they are no higher than the proposed fence and landscaping.
 - d. Per §161-1C(17)(e), Outdoor storage shall not cover more than 10% of the lot. The calculation for the storage cover should be provided to demonstrate the cover meets the conditional use requirements.

Variances

4. Relief is required from §161-1C(17), conditional use requirements, as noted above.
5. Per §160-22C(2), fences located on a non-residential lot shall not be less than 4 FT and not more than 6 FT in height. The proposed screening fence is 8 FT in height. A variance is required.

6. Per §160-32A(3), parking is required at a rate of 4.5 spaces per 1000 SF of GFA. The 126,492 SF Target store will require 570 parking spaces. There are 454 spaces existing, and 444 proposed as a result of the reduction in spaces due to the location of the storage trailers. A variance will be required.
7. The following are existing, non-conforming conditions:
 - a. Per §160-32B(4), no parking shall be permitted within the minimum front yard setback of the C-1 district. The front yard setback is 100 FT in this zoning district; the parking is 30.1 FT from the front property line.
8. Our office defers to the Board Planner for further comment.

General Comments

9. Testimony should be provided regarding the type of materials to be stored.
10. The height of the storage boxes should be provided to ensure that the height is no greater than the proposed screening fence.
11. Testimony should be provided regarding the orientation of the storage containers. Testimony should include the location of the access doors and whether the 10 FT striped area is sufficient for the maneuvering of any equipment required to move the materials. No maneuvering into and out of the storage trailer should extend beyond the 10 FT striped area or into the drive aisle with the exception crossing the drive aisle to access the building.
12. Show onsite maneuvering for the movement of the materials. There are no ramps depicted for easy access to the sidewalk.
13. The door locations proposed to be utilized by the employees for access to/from the trailers should be located on the plan.
14. Our office defers to the Township Fire Marshal for further comment regarding emergency access, striping and fire/emergency vehicle circulation.

Permits and Approvals

15. The following is a list of outside agency approvals which may be required for this application:
 - a. Evesham Township Construction Code Official
 - b. NJ Department of Transportation, letter of no interest.
 - c. Any and all others that may be required.

Administrative

16. 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.
17. 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
Zoning Board Engineer



Stacey Arcari, PE, PP, CME, PTOE
Zoning Board Traffic Engineer

RRD/mbs

Cc: Kevin Rjis, Director of Community Development, (rjisk@evesham-nj.gov)
Target Corp., c/o Aaron Hemquist, (aaron.hemquist@target.com)
Amee S. Farrell, Esq., Applicant's Attorney, (afarrell@kaplaw.com)
Paul N. Ricci, AICP, PP, Applicant's Planner, (paul@ricciplanning.com)