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ROUTE 73 PROPERTY LLC
200 ROUTE 73 NORTH AND 89 BAKER BOULEVARD
BLOCK 20, LOT 1.01 AND BLOCK 20.01, LOT 1
AMENDED MAJOR SITE PLAN AND MINOR SUBDIVISION

Route 73 Property LLC (the “Applicant”) is the owner of the properties known as 200 Route 73 North and 89 Baker Boulevard, further identified as Block 20, Lot 1.01 and Block 20.01, Lot 1, respectively, on the Evesham Township Tax Map. 200 Route 73 North is currently improved with a restaurant, Olga’s Diner, and is located within the Commercial (“C-1”) /Evesham Crossroads Overlay (“EVCO”) Zoning District of Evesham Township which was constructed in accordance with Resolution No. PB 18-01. 89 Baker Boulevard is currently improved with one single family dwelling and is located within the Medium Density (“MD”) Zoning District of Evesham Township.

The Applicant previously sought use and bulk variances to permit the construction of additional employee parking for Olga’s Diner to be located partially on the existing Olga’s Diner property as well as on a small portion of the 89 Baker Boulevard property. The Application required use variance relief pursuant to §160-64 as the additional parking will be located partially in the C-1 Zoning District (7 spaces) and partially in the MD Zoning District (7 spaces) where parking for a commercial purpose is not a permitted use within the MD Zoning District. Approval was granted to the Applicant by Resolution #2025-ZB-23 which was memorialized on October 20, 2025.

Bulk variances granted included the following:

1. Regarding Block 20, Lot 1.01 within the C-1 Zoning District:
 - a. From §160-68.1F.1 to permit a 4 ft setback, where the minimum front yard parking setback is 50 ft.
 - b. From §160-68.1F.1 to permit 73.30% impervious coverage, where the maximum impervious coverage permitted is 60%.
 - c. From §160 Attachment 1 to permit a 15 ft landscaping buffer, where the minimum landscape buffer is 30ft to a residential property.
 - d. From §160-32(B)(5) and (6), to permit a 4 ft setback, where the minimum parking setback is 25 ft.
2. Regarding Block 20.01, Lot 1 within the MD Zoning District:
 - a. From §160-13 to permit a 2.19 ft accessory building side yard setback where the minimum setback is 12.5 ft.
 - b. From §160-32(B)(5) and (6), to permit a 4 ft setback, where the minimum parking setback is 25 ft.

The Applicant also sought the continuance of previously approved bulk variances, without change, including:

3. Regarding Block 20, Lot 1.01 within the C-1 Zoning District:
 - a. From §160-68.1.F.1 where the minimum front yard setback is 20 ft and 27.2 ft and 16 ft exists.
 - b. From §160-32.D.2 where 2.74 loading spaces are required and 1 exists.

- c. From §160-68.1F.1 to permit a 4 ft setback, where the minimum front yard parking setback is 50 ft.
4. Regarding Block 20.01, Lot1 within the MD Zoning District:
- a. From §160 Attachment 11 where the minimum front yard setback is 30 ft, 29.7 ft exists.
 - b. From §160 Attachment 11 where the minimum rear yard setback is 25 ft, 22.5 ft exists.

The Applicant now seeks amended major site plan approval for the proposed additional fourteen (14) parking spaces to serve the restaurant, which will be reserved specifically and posted with signage for employee use only (the “Application”). The proposed parking area would also be screened and buffered to limit and mitigate any visual impact to the adjoining residential areas.

Minor subdivision approval is required in order to shift the lot lines to incorporate a part of Lot 1 into Lot 1.01 consistent with the parking lot parameters. The lot lines are proposed to be adjusted in order to have the additional parking spots located on the Olga’s Diner lot. Whereas Block 20, Lot 1.01 (Olga’s Diner lot) is currently 1.63 acres, with the addition of the employee parking area the lot is proposed to be 1.74 acres. Where Block 20.01, Lot 1 (residential lot) is currently 14,914 square feet, it is proposed to be 10,337 square feet. Both lots will continue to meet the minimum lot size requirement for their respective zones after the proposed subdivision.

Applicant requests submission waivers from providing utilities information on page 3 of the application form and items 8-10 and 13 of the application checklist.

The Applicant requests the continuation of all previously granted variances related to the Site. No further variances have been identified for this Application. However, the Applicant reserves the right to seek such other such variances, waivers, exceptions and other forms of relief as may be required as a result of the review and recommendations of the Township of Evesham Zoning Board of Adjustment (the “Board”) and/or its professional review staff.

Prepared by:

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