



Township of Evesham.

<https://evesham-nj.org/departments/construction>

984 Tuckerton Road • Marlton • NJ 08053 • 856-983-2900 • Township Code Book: <https://www.ecode360.com/EV0481>

Land Development Application Form

The application must be filed with the board **at least 20-days prior** to the hearing date.

Application Fee is Nonrefundable.

RECEIVED

Application Fee (94-10): \$500.00
Escrow (initial deposit): \$6,500.00

Date received: DEC 16 2025
PB or ZBA #: 225-31
HPC App #: _____

If you are not familiar with the Township Zoning Code (Ch. 160), please see the Township Administrative Officer for assistance or visit the Community Development webpage:

<http://www.evesham-nj.org/index.php/forms-comm-dev> or

Application Checklists: Attachments to Chapter 94 Land Use Regulations

1. SITE INFORMATION

ZONE DISTRICT: C-1 and MD

Property Address: 200 Route 73 North and 89 Baker Boulevard

Block/s: 20 and 20.01 Lot/s: 1.01 and 1 respectively

Development Name: Olga's Diner Home Owners Association: YES NO

Is the property within the Pinelands. YES NO

Present Use: see rider

Proposed Use: see rider

Proposed Development Name: N/A

Proposed Number of Phases of Construction: 1, N/A

2. APPLICANT & OWNER INFORMATION

Applicant Name: Route 73 Property LLC

Mailing Address: 200 Route 73 North, Marlton, NJ 08053

Phone #: 856-392-6744 Email: chris@wlinvllc.com

Form of Ownership: Individual Partnership Corporate (LLC)
 Government Nonprofit Utility

If applicant is not the owner, state applicant's authority to bring this application and specific interest in application (i.e. agent for owner, equitable interest, agreement of sale): _____

Applicant is owner. _____

Property Owner Name: Same as applicant

Property Owner Address: _____

Phone #: _____ Email: _____

Form of Ownership: Individual Partnership Corporate
 Government Nonprofit Utility



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3. APPLICATION TYPE: Check as many items as applicable.

- Bulk Variance/s Use Variance Conditional Use Informal/Concept Review
- Appeal of Decision Site Plan Waiver Interpretation of Zoning Map or Ordinance
- Waiver of Development Standard Submission Waiver Other _____

Subdivision Application:

- Minor Subdivision Major Sub. Preliminary Major Sub. Final
- 2 Total Number of lots to be created 1 Total Proposed Dwellings (existing)

Amend Prior Subdivision Approval/s: Please provide copies of the prior resolutions of approval and any supplemental information. _____

Site Plan Application:

- Minor Site Plan Preliminary Major Site Plan Final Major Site Plan

Amend Prior Site Plan Approval/s: Please provide copies of the prior resolutions of approval and any supplemental information. _____

4. ROADWAY JURISIDCTION: NJ State County Route Municipal Road

5. PROPERTY DIMENSIONS:

- a. Total Area in square feet or acres: 1.97 b. Frontage in feet: 200.56
- c. Corner property: Yes or No

6.A. SUBDIVISION INFORMATION:

1. Number of proposed lots: 2
2. Average lot size in square feet or acres: _____
Proposed: 10,328 SF | 1.74 ac Required: 10,000 SF | 1.5 ac
3. Average Street Frontage: _____
Proposed: NO CHANGE Required: _____
4. Will any new streets be created? Yes No
5. Purpose of Subdivision: (see order)
Residential Industrial Mixed Use Commercial
Office Agriculture Other (Describe): _____



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7. UTILITIES: (Complete if subdivision and/or site plan are requested) *waiver - no change*

a. What is the present source of potable water? Well Municipal

b. Is the present water source adequate to service the proposed development? Yes No

c. If the present water source is not adequate, how will the development receive potable water? _____

d. Is municipal water service capacity presently available? Yes No

e. Has application been made for municipal water connection permits? Yes No

If yes, how many _____ and when _____

f. Will an existing well be used? Yes No

g. Are any new wells to be used? Yes No

h. Has the potability of the well water been certified? Yes No

i. Is the property serviced by municipal sewer? Yes No

j. Will the development require additional sewer lines? Yes No

k. Can the existing connection service the development? Yes No

l. Is sewer capacity presently available? Yes No

m. Has application been made for municipal sewer connection permit(s)? Yes No

If yes, how many _____ and when _____

n. Have any municipal water connection permits been obtained? Yes No

If yes, how many _____ and when _____

o. Have any municipal sewer connection permits been obtained? Yes No

p. Is there any existing septic system? Yes No

q. Can the existing septic system service the development? Yes No

r. Is a new septic system proposed? Yes No

If yes, state the type:

Conventional
 Alternative

Waterless toilet w/ gray water
 Other (describe) _____

s. Has application been made for an on-site septic system(s)? Yes No

If yes, how many _____ and when _____

t. Has the application been approved? Yes No

If yes, and when _____

u. Gas: (check)

Natural Proposed Existing
Propane Proposed Existing

Electric: (check)

Above ground Proposed Existing
Below ground Proposed Existing

**SITE DATA (LOT 1.01, BLOCK 20)
(COMMERCIAL-1 (C-1) / EVESHAM CROSSROADS OVERLAY (EVCO) DISTRICT)**

DATA	REQUIRED	EXISTING	PROPOSED	COMMENTS
Minimum Lot Size	1.5 Acre min	1.63 Acres	1.74 Acres	Conforms, no change
Minimum Street Frontage	150' min	200.56'	200.56'	Conforms, no change
Minimum Lot Depth	200'	200.56'	200.56'	Conforms, no change
Minimum Side Yard Setback, Each Side	25' min	N/A	N/A	Conforms, no change
Minimum Front Yard Setback	20' min	27.2' & 16'	27.2' & 16'	Variance Previously granted, No change
Minimum Front Yard Parking Setback	50' min	12.2' & 2'	12.2' & 2' & 4'	Variance Previously granted for existing New Variance will be for 4' setback
Minimum Rear Yard Setback	50' min	99.48' & 187.79'	99.48' & 187.79'	Conforms, no change
Maximum Impervious Coverage	60% max	72.75% (previously 80.40%)	73.30%	New Variance will be Needed
Maximum Building Height	40' max	+/-27' (1 Story)	+/-27' (1 Story)	Conforms, no change
Distance Between Buildings on Same Site	20' min	N/A	N/A	Conforms, no change
Floor Area Ratio (F.A.R.)	0.15 (1 Story)	0.10	0.10	Conforms
Landscape Buffer	30' to residential min	34.89' to Res.	15'	New Variance will be Needed
Loading Zone	1/100 seats 274 Seats = 2.74	one : 10'x22'	one : 10'x22'	Variance Previously granted, No change
Parking	15/1,000 S.F. of GFA 7,225 S.F. = 108 spaces	110	124	14 Additional Employee Parking Spaces are Proposed

**SITE DATA (LOT 1, BLOCK 20.01)
MD ZONE**

DATA	REQUIRED	EXISTING	PROPOSED	COMMENTS
Lot Size	10,000 S.F.	14,914 S.F.	10,337 S.F.	Conforms
Lot width @ setback	100' min	100'	100'	Conforms
clearing ratio	0.5	N/A	N/A	Property is developed
Front Yard	30' min	29.7'	29.7'	Existing Non Conforming condition to remain
Side Yard	10' min	N/A	N/A	Two front / Two Rear Yard
Rear Yard	25' min	22.5'	22.5'	Existing Non Conforming condition to remain
Impervious Coverage	45%	17%	24.5%	Conforms
Building Height	35' max	+/-20'	+/-20'	Conforms
Usable Yard	20%	>20%	>20%	Conforms
Accessory building setback	12.5'	47.8'	2.19'	New Variance will be needed



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9. VARIANCES: Complete for variance applications. **Public Notice (15-16) must be completed by the applicant in compliance with the requirements of the New Jersey Municipal Land Use Law. A copy of the public notice and proof of service are required.**

A. Briefly describe each variance requested and provide Zoning Code Section from which relief is being sought: See attached rider for entire page.

B. If a "d" variance is requested, what are the special reason(s) which support your application: (This type of variance can only be heard by the Zoning Board of Adjustment) _____

C. If a "c" variance is requested, what are the exceptional property conditions which prevent you from complying with the zoning ordinance? _____

D. If a "c" variance is requested and you contend there are no exceptional property conditions, how will the Municipal Land Use Act be advanced if the variance were to be granted and how would the benefits of a variance outweigh any detriment? _____

E. Supply a brief statement of facts showing why the requested variance can be granted without substantial detriment to the public good and without substantial impairment to the intent and purpose of the Township's zoning plan and zoning ordinance: _____

10. WAIVERS: (Complete if waiver/s requested) Attach additional pages if necessary.

A. Subdivision or Site Plan Filing: Briefly describe each filing requirement (submission) waiver you are seeking: _____



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B. Subdivision or Site Plan Filing: Briefly describe each Design Standard Waiver you are seeking:
See attached application rider.

11. INTERPRETATION - APPLICATION: For Zoning Board of Adjustment only.
Attach a statement of contentions and provide Code Section(s) in question.

12. APPEAL DECISION OF ZONING OFFICER OR BUILDING INSPECTOR - APPLICATION:
Attach a statement which includes the following: (1) Description of the order, determination or decision being appealed (hereinafter called "adverse ruling"), (2) Name and Title of enforcing officer, (3) Date adverse ruling was issued, (4) Date applicant received adverse ruling, (5) Why you allege the adverse ruling is in error, (6) The relief you are seeking, and (7) If the adverse ruling is upheld, do you request that a variance be considered?

13. OTHER AGENCIES OR PRIOR APPROVALS REQUIRED:

Agency	Yes or No	Date Submitted
A. Burlington County Planning Board	Yes	
B. Burlington County Soil Conservation	N/A	
C. Pinelands Commission	N/A	
D. NJ Department of Transportation	Yes	
E. NJ Department of Environmental Protection	N/A	
F. Other: (Describe)		

14. SUBMISSION ITEMS: Plans, surveys, reports, & other items included with application.

Item/Exhibit	Date/Last Revision	Prepared By
See attached cover letter.		

15. SUPPLEMENTAL INFORMATION:

A. Have there been any previous applications for this property filed with the Planning Board or Zoning Board?

Planning Board: Yes No Zoning Board: Yes No

If yes, state the nature, date and disposition of each prior application: See attached application rider and resolutions.



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B. Describe any deed restrictions affecting the property: see attached

C. Describe any proposed deed restrictions: none

D. Describe any easements or rights of way affecting the property: see attached

E. Describe any easements or rights of way proposed by the applicant: none

16. CORRESPONDENCE: In addition to the applicant, to whom should Township and/or the Board Professional/s correspondence be sent?

Name: all professionals below Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

17. APPLICANT PROFESSIONAL & EXPERT WITNESS LIST:

A. Name & Profession (Attorney, Engineer, Planner etc): Attorney

Robert S. Baranowski, Jr., Esq., Hyland Levin Shapiro LLP

Mailing Address: 6000 Sagemore Dr., Suite 6301, Marlton, NJ 08053

Phone #: 856.355.2900 Email: Baranowski@hylandlevin.com

B. Name & Profession (Attorney, Engineer, Planner etc): Engineer

Peter Lazaropoulos, PA, PE, PP, LEED AP, NOTIS Professional Services

Mailing Address: 1926 Greentree Road, Suite 200, Cherry Hill, NJ 08003

Phone #: 609-217-4950 Email: onotis@yahoo.com

C. Name & Profession (Attorney, Engineer, Planner etc): Planner

Leah Furey Bruder, PP, AICP, LFB Land Planning LLC

Mailing Address: PO Box 262 -Medford, NJ 08055

Phone #: 609-605-3838 Email: lfbplan@gmail.com

D. Name & Profession (Attorney, Engineer, Planner etc): _____

Mailing Address: _____

Phone #: _____ Email: _____



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18. CERTIFICATIONS:

A. TAX COLLECTOR CERTIFICATION ([Proof of Payment](#))

It is hereby certified that all taxes, municipal liens, and utility charges for the address and block and lot below are paid and current as of _____.

Address: 89 Barker Boulevard and 200 Route 73 North

Block/s: Block 20.01, Lot 1 and Block 20, Lot 1.01

Lot/s: _____

Property Owner: Route 73 Property, LLC

Evesham Township Tax Collector Signature and Date

B. APPLICANT CERTIFICATION:

The undersigned certify they are the applicant(s) named in the foregoing application or the undersigned certify they are legally authorized to submit the foregoing application and may sign this Certification on behalf of the applicant. The undersigned certify the information stated in the foregoing application and submissions made therewith are true and correct. If any of the foregoing statements are willfully false, the undersigned understand they are subject to punishment.

[Signature] 12-17-25
Applicant Signature Date

Applicant Signature Date

Print Name: Robert S. Baranowski, Jr., Esq.

Print Name: _____

Print Title: Attorney for Applicant

Print Title: _____

C. OWNER CERTIFICATION:

The undersigned hereby certify that he/she/it/they is/are the owner(s) of the property which is the subject of the foregoing application and that the applicant named therein has been authorized to submit said application to the Planning Board or Zoning Board of Evesham Township. The undersigned certify he/she/it/they is/are said owner(s) or is/are legally authorized to sign this certification on behalf of the owner. The undersigned realize that if any of the foregoing statements are willfully false, he/she/it/they is/are subject to punishment

[Signature] 12-17-25
Owner Signature Date

Owner Signature Date

Print Name: Robert S. Baranowski, Jr., Esq.

Print Name: _____

Print Title: Attorney for Owner

Print Title: _____



Township of Evesham.

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CERTIFICATION OF CORPORATE/PARTNERSHIP


To be completed if the applicant is a corporation/partnership and if the application seeks permission to subdivide a parcel of land into six (6) or more lots, or seeks a variance to construct a multiple dwelling of twenty-five (25) or more family units, or seeks site plan approval of a site to be used for commercial purposes in accordance with N.J.S.A. 40:55D-4B.1.

The undersigned hereby certifies that he/she is an authorized representative of the applicant named in the foregoing application and that the applicant is a corporation [] partnership []. The undersigned hereby certifies that the name and address of all shareholders or individual partners owning at least 10% of the stock of the corporation or at least 10% of the interest in the partnership is:

Print Name:
Hristos Kolovos
Visilios Kolovos
Vasilios Dovas

Print Address:
302 Tom Brown Rd, Moorestown, NJ 08057
240 United States Ave , Gibbsboro, NJ 08026
28 Hampton Rd, Haddon Township, NJ 08108

The undersigned realizes that if any of the foregoing statements are willfully false, he/she is subject to punishment.



Signature

Print Name: Robert S. Baranowski, Jr., Esq.
Print Title: Attorney for Applicant
Date: 12-17-25

If any of the above owners is a corporation or partnership, the applicant is required to disclose the name and address of each individual holding a 10% interest, or greater, in the named corporation or partnership which shall be divulged in the same format as the above pursuant to N.J.S.A. 40:50D- 48.2). (Attach separate sheet if needed).

This application was prepared by: Robert S. Baranowski, Jr., Esq., Hyland Levin Shapiro LLP
Print Name



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D. AGREEMENT TO PAY FEES: This agreement, made and entered on 20²⁵, by and between the Township of Evesham, a Municipal Corporation of the State of New Jersey (hereinafter TOWNSHIP) and Route 73 Property LLC (hereinafter DEVELOPER), is made upon the following terms and conditions.

INFORMATION AND CONTACT/S Entity responsible for escrow-Property Owner or Developer

Project Name: Olga's Diner Parking Expansion

Applicant Name: Route 73 Property LLC Escrow Contact Name: Hristos Kolovos

Applicant/entity name responsible for the escrow must match the name submitted on the W9

Phone #: 856-392-6744 Email: chris@wlinvllc.com

Applicant Mailing Address: 200 Route 73 North, Marlton, NJ 08053

Notice: DEVELOPER agrees that all notices or refunds shall be mailed to the following address (note if different to above): _____

1. Agreement to Pay Fees: DEVELOPER hereby covenants and agrees to pay all charges and fees imposed by the TOWNSHIP in connection with the application for development filed contemporaneously herewith. Such fees include, but are not limited to, application fees, attorney review fees, engineer review fees planner review fees, copy costs and postage applicable to this application.

2. Escrow Deposit: TOWNSHIP hereby acknowledges receipt of \$6,500.00, said sum being a cash deposit to be placed in a TOWNSHIP trust account to cover the cost of the aforementioned review and inspection fees. Such sum shall be charged periodically as fees and charges accrue and the balance of the escrow sum, if any, after all charges and fees have been paid shall be returned to DEVELOPER.

3. Additional Payments: The DEVELOPER agrees to pay any additional sum required to pay charges and fees not covered by the escrow deposit within fifteen (15) days after the date of receipt of a notice of deficiency by the appropriate Township Office. The DEVELOPER understand and agrees to pay such sum notwithstanding any dispute as to the reasonableness of the fees and charges.

4. Contest of Reasonableness: DEVELOPER agrees that the reasonableness and/or accuracy of any fee or charge may be challenged within seven (7) days of receipt of the professional's billing advice copy and in accordance with the Code of the Township of Evesham. DEVELOPER understands and agrees that the aforesaid procedures shall be the sole and exclusive method of challenging the reasonableness and/or accuracy of charges and fees and hereby waives any longer statute or limitations.

5. Notice: See Developer information and contact/s above

6. Transferability: DEVELOPER understands and agrees that this contract agreement is not transferable, in whole or in part, nor can the DEVELOPER relieve himself/herself from obligation as stated in this contract agreement until such time as said DEVELOPER provides an acceptable dated replacement contract agreement to relieve said DEVELOPER of any further obligation as stated in this contract agreement. This transfer of obligation shall commence on the later of the date of the acceptance by the TOWNSHIP of this replacement contract agreement.

7. Collection: Should the DEVELOPER fail to pay any amount required to be paid hereunder when due, TOWNSHIP shall be entitled to pursue all remedies at law or equity. Interest shall accrue at rate of 18% per annum simple interest on all sums unpaid after the due date. The TOWNSHIP may collect a reasonableness attorney fee which shall not be less than \$300.00 should litigation for the purpose of collecting any sum be commenced.

Hristos Kolovos 12/17/25

Signed Developer

Date

ROUTE 73 PROPERTY LLC
200 ROUTE 73 NORTH AND 89 BAKER BOULEVARD
BLOCK 20, LOT 1.01 AND BLOCK 20.01, LOT 1
MINOR SITE PLAN AND 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. 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 minor 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:

Robert S. Baranowski, Jr., Esq.
Hyland Levin Shapiro LLP
6000 Sagemore Drive, Suite 6301
Marlton, NJ 08053
December 10, 2025

LAND USE REGULATIONS

94 Attachment 1

For Staff Use:	
Application No.	_____
Block/Lot	_____
Date Submitted	_____

**Township of Evesham
Land Development Checklist**

For Staff Use:	
Applicant: _____	Zoning Board _____
	Planning Board _____
Plan Name _____	Application fee \$ _____
	Collected by _____
	Escrow fee \$ _____
	Collected by _____

General Submission Requirements for All Plans

- | | |
|-----------------------------------------------------------------------------------------------|--------------|
| A. Nineteen copies of application reports and plans for development required to be submitted: | |
| Zoning Board of Adjustment | <u> X </u> |
| Planning Board | _____ |
| B. All applicable entries on the application form are completed | <u> X </u> |
| C. Application form is signed by applicant and owner | <u> X </u> |
| D. Escrow agreement is signed and submitted | <u> X </u> |
| E. Certification from Tax Collector that taxes are paid | <u> X </u> |
| F. Completed checklist submitted | <u> X </u> |
| G. Plans are folded to 12" x 15" size and collated for each set | <u> X </u> |

EVESHAM CODE

Submission Requirements Checklist

Submission Requirements										Item Description	Status				
Minor					Major										
Item Number	Concept Plan	Subdivision	Site Plan	General Development	Preliminary		Final		Zoning		Applicant	Complete	Not	Exemption	Incomplete
					Subdivision	Site Plan	Subdivision	Site Plan							
1.	*	*	*	*	*	*	*	*	*	A Site Plan prepared by a registered New Jersey Architect, Planner, Engineer and /or surveyor, in accordance with the requirements of N.J.A.C. 13:40-7.1, <u>et seq.</u>	Applicant	x			
										Official Use					
2.	*	*	*	*	*	*	*	*	*	An environmental assessment report pursuant to Ordinance 3-2-97 conforming with the current ASTM Standards.	Applicant			x	
										Official Use					
3.	*	*	*	*	*	*	*	*	*	An environmental impact report and a cultural resources survey.	Applicant			x	
										Official Use					
4.	*	*	*	*	*	*	*	*	*	A traffic impact study prepared, signed and sealed by a registered professional engineer of New Jersey. Zoning <u>may</u> require a traffic impact study depending on size and type of application as required by the Traffic Consultant or the Board.	Applicant			x	
										Official Use					
5.	*	*	*	*	*	*	*	*	*	If the site is located on a county road or development will affect county drainage, a certification that an application and all the required supporting documentation has been filed with the Burlington County Planning Board. A copy of the approval by the Burlington County Planning Board shall be submitted with the final application.	Applicant			x	
										Official Use					
6.	*	*	*	*	*	*	*	*	*	For map, use one of four standardized sheets: 24" x 36" 8.5" x 13" 30" x 42" 15" x 21"	Applicant	x			
										Official Use					
THE PLAN(S) SHALL CONTAIN:															
7.	*	*	*	*	*	*	*	*	*	Name, address, telephone, and fax numbers of owner and applicant.	Applicant	x			
										Official Use					
8.	*	*	*	*	*	*	*	*	*	Source and date of current property survey prepared and sealed by a registered New Jersey land surveyor.	Applicant	x			
										Official Use					
9.	*	*	*	*	*	*	*	*	*	Name, signature, license number, seal and address of engineer, land surveyor, architect, professional planner and /or landscape architect, as applicable, involved in preparation of plat.	Applicant	x			
										Official Use					
10.	*	*	*	*	*	*	*	*	*	Title block denoting date of preparation, date(s) of revision(s), type of application, tax map sheet, county, name of municipality, block and lot, and street location.	Applicant	x			
										Official Use					
11.	*	*	*	*	*	*	*	*	*	Revision box with dates of preparation and revision.	Applicant	x			
										Official Use					

LAND USE REGULATIONS

Item Number	Submission Requirements								Item Description	Status						
	Minor				Major					Applicant	Official Use	Complete	Not Exemption	Incomplete		
	Concept Plan	Subdivision	Site Plan	General Development	Subdivision	Site Plan	Subdivision	Site Plan							Zoning	
12.	*	*	*	*						A key map at a specified scale with a North arrow, showing location of tract with reference to surrounding properties, zone lines, abutting zones, and municipal boundaries within 1,000 feet.	Applicant		X			
											Official Use					
13.					*	*	*	*	*	A key map at a specified scale with a North arrow, showing location of tract with reference to surrounding properties, zone lines, abutting zones, and municipal boundaries within 500 feet.	Applicant		X			
											Official Use					
14.	*	*	*	*	*	*	*	*	*	A schedule of mandated and provided zone district(s) requirements, including lot area, width, depth, yard setbacks, building coverage, open space, and parking.	Applicant		X			
											Official Use					
15.										Schedule of proposed and required percentage of lot clearing, percentage of impervious coverage, and percentage of vegetated area remaining after development.	Applicant		X			
			*			*		*			Official Use					
16.				*						A general land use plan at a scale specified by ordinance, indicating the tract area and general location of the land uses to be included. (Residential density and a nonresidential floor area ratio shall be provided. Extent to which municipal housing obligation under the Fair Housing Act, P.L. 1985, c. 222, will be fulfilled shall be included.)	Applicant		X			
											Official Use					
17.	*	*	*	*	*	*	*	*	*	Signature blocks for Chairperson, Secretary, Municipal Clerk (if posting of a bond is required for monument or municipal improvements), and Municipal Engineer.	Applicant		X			
											Official Use					
18.	*							*		If applicant intends to file map, appropriate certification blocks as required by the Map Filing Law.	Applicant				X	
											Official Use					
19.	*				*		*			Where applicable, proposed monumentation as specified by the Map Filing Law.	Applicant		X			
											Official Use					
20.	*									Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and rights-of-way, utility easements, and sight-triangle easements.	Applicant		X			
											Official Use					
21.						*				Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all center lines and rights-of-way, utility easements, sight triangle easements and center line curves on streets.	Applicant				X	
											Official Use					

EVESHAM CODE

Item Number	Submission Requirements									Item Description	Status					
	Minor			Major							Complete	Not Exemption	Incomplete			
	Concept Plan	Subdivision Site Plan	General Development	Subdivision	Site Plan	Preliminary	Final	Subdivision	Site Plan					Zoning		
22.	*	*	*	*	*	*	*	*	*	*	Acrcage of tract to nearest tenth of an acre. Include equivalent square feet for major subdivisions and major site plans, preliminary or final. Tax Map data is sufficient for concept plan.	Applicant	X			
											Official Use					
23.	*	*	*	*	*	*	*	*	*	*	All existing streets, adjoining uses, structures, wells, septic systems, driveways, watercourses, floodplains, wetlands or other environmentally sensitive areas on and within 200 feet of site to the extent known (survey of adjacent property).	Applicant	X			
											Official Use					
24.	*	*	*	*	*	*	*	*	*	*	Existing rights-of-way and/or easements on and within 200 feet of tract (for concept plan only, Tax Map data sufficient).	Applicant	X			
											Official Use					
25.	*		*								Topographical features of subject property from best, readily available published (public) source.	Applicant	X			
											Official Use					
26.	*	*		*	*	*	*	*	*	*	Existing and proposed contour intervals based on USC and GS data. Contours to extend at least 200 feet beyond subject property as follows: Up to 3% grade = 1 foot; Between 3% and 10%=2 feet; 10%+ grade = 5 feet.	Applicant	X			
											Official Use					
27.	*		*							*	Boundary, limits, nature and extent of wooded areas, and other significant physical features.	Applicant			X	
											Official Use					
28.	*	*		*	*	*	*	*	*	*	Boundary, limits, nature and general extent of wooded areas, specimen trees of eight inches or more in diameter measured four feet above grade, and other significant physical features (map all and indicated those to be disturbed).	Applicant	X			
											Official Use					
29.	*	*	*		*	*	*	*	*	*	All proposed lot lines, area of lots in square feet (approximate for concept plan), and setback lines.	Applicant	X			
											Official Use					
30.	*	*	*	*	*	*	*	*	*	*	Size and location of any existing or proposed uses or structures (including wells and septic) with all setbacks dimensioned, including any buildings or structures to be removed (for concept plan and general development plan, general location only).	Applicant	X			
											Official Use					
31.			*	*	*	*	*	*	*	*	Gross floor area per building and floor area ratio (FAR).	Applicant	X			
											Official Use					
32.			*	*	*	*	*	*	*	*	Square footage allocation of uses per building.	Applicant	X			
											Official Use					
33.			*	*	*	*	*	*	*	*	Distance between buildings.	Applicant	X			
											Official Use					
34.			*	*	*	*	*	*	*	*	Multiple buildings identified with letters or numbers.	Applicant			X	
											Official Use					

LAND USE REGULATIONS

Item Number	Submission Requirements								Item Description	Status				
	Minor				Major					Applicant	Official Use	Complete	Not Exemption	Incomplete
	Concept Plan	Subdivision Site Plan	General Development		Preliminary	Final								
35.	*			*					Location and dimensions of any existing or proposed streets (general location only).	Applicant			X	
										Official Use				
36.		*	*		*	*	*	*	Location and dimensions of any existing or proposed streets, rights-of-way, and pavement widths.	Applicant	X			
										Official Use				
37.	*		*		*	*	*	*	Parking plan, where applicable, showing spaces (size and type), aisle width, islands, curb cuts, drives, driveways, and all ingress and egress areas and dimensions (for concept plan, general information only).	Applicant	X			
										Official Use				
38.			*		*	*	*	*	Distances between parking areas and driveway(s) to nearest property line.	Applicant	X			
										Official Use				
39.			*		*	*	*	*	Number of parking stalls per row.	Applicant	X			
										Official Use				
40.			*	*	*	*	*	*	Schedule of number of parking stalls per use required by ordinance. The number of parking stalls proposed.	Applicant	X			
										Official Use				
41.			*		*	*	*	*	Radii for all turning areas and designated design vehicle.	Applicant	X			
										Official Use				
42.			*		*	*	*	*	Location and dimensions of adjacent and opposite driveway and street intersections.	Applicant	X			
										Official Use				
43.			*		*	*	*	*	Location of traffic control devices including signs, pavement markings, parking prohibitions and fire lanes.	Applicant	X			
										Official Use				
44.			*		*	*	*	*	Location and dimensions of loading/unloading areas.	Applicant	X			
										Official Use				
45.			*		*	*	*	*	Architectural elevations for all sides of building indicating height from grade, roof pitch, roof-mounted utilities, signs and materials in color.	Applicant			X	
										Official Use				
46.		*	*	*	*	*	*	*	Copy and/or delineation of any existing or proposed deed restrictions or covenants.	Applicant			X	
										Official Use				
47.	*	*	*	*	*	*	*	*	Any existing easement or land reserved for or dedicated to public, utility, or conservation use, or restricted by reason of wetlands or wetland buffers, and any organizations for the ownership and maintenance of open space required by the MLUL (N.J.S.A. 40:55D-43) (for concept plans, general location suffices).	Applicant			X	
										Official Use				

EVESHAM CODE

Item Number	Submission Requirements								Item Description	Status					
	Minor			Major						Complete	Not	Exemption	Incomplete		
	Concept Plan	Subdivision	Site Plan	General Development	Subdivision	Site Plan	Subdivision	Site Plan						Zoning	
48.	*	*			*	*	*	*		Any proposed easement or land reserved for or dedicated to public, utility, or conservation use, or restricted by reason of wetlands or wetland buffers, and any organizations for the ownership and maintenance of open space required by the MLUL (N.J.S.A. 40:55D-43).	Applicant			X	
										Official Use					
49.	*	*			*	*	*	*		Sight triangles.	Applicant	X			
										Official Use					
50.				*	*	*	*	*		Development stages or staging plans.	Applicant			X	
										Official Use					
51.		*			*	*	*	*		A soil erosion and sediment control plan which indicates: the location of the proposed development, the total area of development, and the total amount of earthwork in cubic yards.	Applicant			X	
										Official Use					
52.					*	*	*	*		Existing system of drainage of subject site and preliminary design of proposed system of drainage (including preliminary drainage calculations).	Applicant	X			
										Official Use					
53.						*	*	*		Detailed engineering design of proposed system of drainage of subject site.	Applicant	X			
										Official Use					
54.				*	*	*	*	*		Drainage area map for existing and developed site condition.	Applicant	X			
										Official Use					
55.						*	*	*		Final drainage calculations.	Applicant	X			
										Official Use					
56.				*	*	*	*	*		An environmental inventory including a general description of natural and cultural resources, and the probable impact of the development on the environmental attributes of the site.	Applicant			X	
										Official Use					
57.				*	*	*	*	*		An open space plan showing the proposed land area of parks and conservation set-asides, improvements proposed, and plans for their operation and maintenance.	Applicant	X			
										Official Use					
58.				*	*	*	*	*		Recreation facilities plan and details, where applicable.	Applicant			X	
										Official Use					
59.	*	*	*	*	*	*	*	*		General soil information from best, readily available, published source.	Applicant			X	
										Official Use					
60.										Location of soil borings.	Applicant			X	
										Official Use					
61.				*	*	*	*	*		Will topsoil be removed from the site and/or transported outside municipal boundaries? If yes, explain.	Applicant			X	
										Official Use					

LAND USE REGULATIONS

Item Number	Submission Requirements								Item Description	Status				
	Minor				Major					Complete	Not Exemption	Incomplete		
	Concept Plan	Subdivision Site Plan	General Development	Subdivision Site Plan	Preliminary	Final	Subdivision Site Plan	Zoning						
62.			*						A community facility plan including, but not limited to, educational or cultural facilities, historic sites, libraries, hospitals, firehouses, and police stations.	Applicant				
										Official Use				
63.	*	*	*		*	*	*	*	Plan includes barrier-free subcode requirements, if applicable.	Applicant	X			
										Official Use				
64.	*	*			*	*	*	*	Construction details as required by the residential site improvement standards, including cross-section details of all drainage systems and details for roads, sidewalks, stormwater management systems, water supply, and sanitary sewers.	Applicant	X			
										Official Use				
65.	*						*		New block, lot and street identification numbers confirmed with local Assessor or municipal designee.	Applicant	X			
										Official Use				
66.				*	*	*	*	*	Proposed street names when new road(s) proposed.	Applicant				
										Official Use				
67.	*								Vehicular and pedestrian circulation patterns (general).	Applicant				
										Official Use				
68.	*	*	*	*	*	*	*	*	Proposed vehicular and pedestrian circulation and utility infrastructure plans, including disposal of sanitary sewage, water, stormwater management. All other utilities may be shown by footnote.	Applicant	X			
										Official Use				
69.	*	*					*	*	Where residential construction is contemplated, subsurface disposal testing where using septic systems.	Applicant			X	
										Official Use				
70.			*	*	*	*	*	*	Air quality study pursuant to § 160-15B for any residential development of 100 or more units and any other development with more than 100 parking spaces.	Applicant			X	
										Official Use				
71.	*	*		*		*			Finished spot elevations at all property corners.	Applicant	X			
										Official Use				
72.				*		*		*	Finished spot elevations at all building corners and finished first floor elevations of proposed buildings.	Applicant				
										Official Use				
73.				*	*	*	*	*	Road and paving cross-sections (at fifty-foot intervals) and profiles.	Applicant				
										Official Use				
74.		*		*	*	*	*	*	Landscape plan and details, including proposed grading; location of proposed landscape areas; underground utilities; corner sight distance triangles for all intersections; location, size and species of existing trees having a 5" dbh or greater; trees to be removed; location and species of trees in adjoining public right-of-way.	Applicant	X			
										Official Use				

LAND USE REGULATIONS

Submission Requirements										Item Description	Status				
Minor					Major						Complete	Not Exemption	Incomplete		
Item Number	Concept Plan	Subdivision Site Plan	General Development	Subdivision Site Plan	Preliminary	Final	Subdivision Site Plan	Zoning							
											88.				
											Official Use				
Additional Requirements for a Fast-Food Restaurant: <i>N/A</i>															
89.										Specifics regarding noise impact on adjoining properties and uses; lighting, glare and reflection on adjoining properties and uses; and odors on adjoining properties and uses.	Applicant				
											Official Use				
90.										Distance to nearest property line of any existing fast-food restaurants.	Applicant				
											Official Use				
Additional Requirements for an Adult Bookstore and/or Retail: <i>N/A</i>															
91.										Distance to nearest property line of any residential district or dwelling; religious, charitable or nonprofit institution, park, community center, playground, recreation center, or similar; premises licensed for the sale or distribution of alcoholic beverages.	Applicant				
											Official Use				
Additional Requirements for an Arcade: <i>N/A</i>															
92.										Distance to nearest property line of any existing primary or secondary school.	Applicant				
											Official Use				

LAND USE REGULATIONS

94 Attachment 2

Township of Evesham

Land Use Board Application Checklist [Added 2-8-2023 by Ord 3-2-2023]

APPLICANT Route 73 Property LLC BLOCK 20/20.01 LOTS 1.01/1 DATE _____

1. Application Form(s) and Checklist

- a. Originals: Application Form, Checklists, Reports (Environmental, Traffic, Stormwater, etc), Plans, W9, Agreement to pay fees/escrow agreement and all other initial submittals with signatures.
- b. Application Packet Copies (do not include the W9): Major Site Plans and Subdivisions twenty (20) copies, for all other applications seventeen (17) copies. Reports; two (2) copies of stormwater management reports, two (2) copies of Environmental reports (ESA, Phase 1 etc), and one (1) copy of traffic report. One (1) digital copy of the application packet on a USB drive or equivalent.

Major Site Plans and Major Subdivisions: Of the required 20 sets of plans at least nine (9) should be full size, the remaining eleven (11) may be reduced size. For example, no smaller than: 11"x17"

Minor Site Plans, Minor Subdivisions, and other applications: Of the required 17 sets of plans at least 6 should be full size, the remaining 11 may be reduced size. For example, no smaller than: 11"x17"

2. Application Fees as required; see code 94-10B. including the Fire District review fee as applicable 94-10B.(14)

3. Escrow deposit as required; see code 94-10

4. Certification signed by the Tax Collector (See application packet)

5. Subdivision/Site Plan prepared by a licensed professional containing the following items:

- Development Name of Subdivision/Site Plan
- Name, address, telephone number and email address of applicant
- Name, address, telephone number and email address of owner
- Name, address, telephone number, email address, signature and license number of applicant's professional preparing the plan
- New block and lot numbers and street identification numbers as approved by the Tax Assessor
- Proposed street names when new road(s) are proposed as approved by the Tax Assessor
- Title block showing the type of application, date of preparation of plan, revisions dates, Tax lot block and lot number and street address
- List of all property owners within 200 feet of property
- Scale, written and graphic
- North arrow
- Key Map at not more than 1"-2,000', showing tract boundaries, zone district lines, soils, tax lot
- Schedule of zoning district regulations
- Acreage of tract to the nearest tenth of an acre

- Existing and proposed rights-of-way and/or easements on and within 200 feet of tract boundary, including dimensions of rights of ways and pavement widths
 - Existing and proposed contours, extending 200 feet beyond the property boundary
 - Size and location of any existing or proposed uses or structures (including wells and septic) with all setbacks dimensioned, including any buildings or structures to be removed
 - Gross floor area and floor area ratio
 - Square footage allocation of uses per building
 - Distance between buildings
 - Multiple buildings identifiers with letters or numbers
 - Construction Details
 - Cross sections of all drainage systems
 - Road and paving cross sections and profiles
 - Details for all roads, sidewalks, stormwater management, water supply and sanitary sewer
 - Finished spot elevations for all building corners and property corners
 - Finish floor elevations for all buildings
 - Sight identification sign(s) and directional signs including for each sign location, elevation, materials, color, copy and style of lettering, lighting and square footage of signs
 - Location and details of enclosures for solid waste and recyclable containment
6. Current Property Survey prepared by a New Jersey licensed land surveyor showing all existing improvements to the property including wooded areas, specimen trees of eight inches or more in diameter measured four feet above ground and other significant physical features.
7. Tree Protection Management Plan as required by section 62-56.E
8. Traffic Impact Study prepared by a New Jersey licensed engineer for all site plans and major subdivisions as required by section 15-25 through 29 – two copies plus one electronic copy.
9. Environmental Assessment Report as required by section 94-24 through 29 – two copies plus one electronic copy
10. Environmental Impact Report including a Cultural Resource Survey for all site plans, major subdivisions, and planned development as required by sections 94-13 through 17 – two copies plus one electronic copy.
11. For a Subdivision, if the plat is to be filed, a plan prepared in accordance with the Map Filing Law
12. For a Subdivision, proposed lot lines, area of lots in square feet and setback lines.
13. Utility plan showing sanitary sewer, water, stormwater management and waste disposal.
14. Vehicular and Pedestrian circulation patterns and Parking plan showing the following information:
- Parking Spaces (size and type)
 - Aisle widths; islands, curb cuts (all dimensions)
 - Drives, driveways, and all ingress and egress areas and dimensions
 - Distance between parking areas and driveways to nearest property lines
 - Number of parking spaces per row
 - Schedule of number of parking stalls per use required by ordinance and the number of parking stalls proposed
 - Radii for all turning areas and drive aisles/access ways for designated design vehicles (including but not limited to trash truck and fire vehicles)
 - Location and dimension of adjacent and opposite driveway and street intersections
 - Location of traffic control devices including signs, pavement markings, parking prohibitions and fire lanes
 - Location and dimension of loading and unloading zones
 - Traffic control signs and details
15. Architectural elevations for all sides of buildings indicating height from grade, roof pitch, roof mounted utilities, signs and materials in color.

- 16. Floor Plans for commercial and multi-family developments.
- 17. Copy and/or delineation of any existing or proposed deed restrictions and covenants.
- 18. Any existing or proposed easement or land reserved for or dedicated to public, utility or conservation use or restricted by reason of wetlands or wetlands buffers and any organization for the ownership and maintenance of open space required by MLUL.
- 19. Sight triangles.
- 20. Development Stages or staging plans/phasing plan.
- 21. Soil Erosion and Sediment Control Plan including general soil information and location of soil borings
- 22. Drainage Plan and Calculations showing the existing and proposed systems of drainage, detailed engineering design of proposed system of drainage, drainage area map for existing and developed site conditions including the contributing area to each inlet or cross drain, with Attachment D - Major Development Stormwater Summary. See Article IV Design, Installation, Operational Performance Standards and Maintenance of Stormwater Facilities and Stormwater Management Systems for additional checklist required items (Site Development Stormwater Plans and reports for both Pinelands or Non-Pinelands areas should be included in the initial hard copy and e-copy submission).
- 23. Open Space Plan showing the proposed land area of parks, conservation areas, improvements proposed and plans for the operation and maintenance of open space areas.
- 24. Reserved
- 25. Reserved
- 26. Landscape Plan and Details indicating the proposed grading, location of landscape areas, underground utilities; sight triangles; location, size and species of existing trees having a 5"dbh or greater; trees to be removed; tree protection management; list of all plant material to be used including both botanical and common names, quantity and size at time of planting, root condition or container for each plant and planting details.
- 27. Lighting Plan and Details including location, height, light distribution and catalogue cut for each light fixture
- 28. List of required regulatory approvals or permits and copy of application to outside agencies
- 29. List of requested design waivers
- N/A 30. If development is located in the Pinelands area of the Township, a Pinelands Certificate of Filing is required.
- 31. If public water and sanitary sewer are not available, details for well and septic are required
- N/A 32. Completed Green Development Checklist (Chapter 94, Attachment 5)
- N/A 33. Evidence of submission of application to the Evesham Municipal Utilities Authority (or indicate if not applicable)

Please indicate your compliance as follows:

indicates included with submission; NA indicates not applicable; W indicates waiver is requested