

# NOTIS Professional Services

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## ENVIRONMENTAL STATEMENT


**Proposed Parking Lot Expansion  
At OLGA'S DINER**

RECEIVED

FEB 27 2026

225-31

**Block 20, Lot 1.01  
Blok 20.01, Lot 1  
Evesham Township,  
Burlington County, New Jersey**

 11/1/25

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Panagiotis Lazaropoulos, P.E. Date  
NJ P.E. No.31035

## **Project Description**

This project proposes the creation of a 14-space parking area to be utilized exclusively by the OLGA's DINER employees. Approximately half of the proposed parking lot will be on the commercial property where the Diner operation exists (Block 20/Lot 1.01) while the remaining will be built on a currently grassy area within the adjacent residential property (Block 20.01/Lot 1).

The Entire +/- 3,900 S.F. proposed paved area will drain into the existing detention basin that is servicing the Diner as well as the Chick-Fil-A operation.

In 2018, when the former Carollo's Restaurant was demolished and the Olga Diner building constructed, the impervious areas was 80.40% and reduced to 72.75%.

The currently proposed small parking lot will increase the impervious area to 73.30% which is still below the amount of the original drainage area.

Total area of disturbance for both the Olga's Construction (in 2018) as well as the now proposed parking are less than one acre (+/- 0.70 AC).

The existing house and detached garage on Block 20.01/ Lot 1 will remain and its post-development lot area will exceed the minimum required by Evesham Township. The detached garage is not heated and is utilized only for the storage of one passenger vehicle and miscellaneous yard maintenance accessories.

The 1,100 S.F. single family residence is serviced by all public utilities, including natural gas for heating.

There are no visible signs that the house has been utilizing petroleum oil, for heating purposes, in the past.

The construction of the proposed parking area will require some soil to be removed from the site (No fill is needed).

Prior to the issuance of the Certificate of Occupancy, the contractor will provide testing results, indicating that the soil to be exported contains no hazardous materials, and indicate its final off-site storage location.

The attached photographs depict the area where the parking area is proposed while the submitted site plan shows the proposed landscaped buffers/fences providing a visual and auditorial mitigation for the adjacent owners.

