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December 23, 2025  
22131 05

Re: Route 73 Property LLC  
Olga's Diner – Additional Parking  
**Minor Subdivision/Submission Waiver**  
200 Route 73 North  
Block 20, Lot 1.01  
Application #Z25-31

89 Baker Boulevard  
**Minor Subdivision/Submission Waiver**  
89 Baker Boulevard  
Block 20.01, Lot 1

Ms. Jennifer Newton, Zoning Officer  
Evesham Township Zoning Board  
984 Tuckerton Road  
Marlton, NJ08053

Dear Ms. Newton:

We are in receipt of an application for a Minor Subdivision and submission waiver with Bulk Variances for the above referenced parcels. The applicant recently appeared before the Zoning Board (Resolution #2025-ZB-23) where a d(1) Use Variance with Bulk Variances was approved with the Resolution memorialized on October 20, 2025.

The following information has been provided in support of this application:

- A. Land Development Application, Evesham Township.
- B. Minor Subdivision, prepared by Donald P. Sweeney, dated August 6, 2025, 1 sheet.
- C. Site Plan, Olga's Diner: Additional Parking, prepared by Notis Professional Services, dated February 4, 2025, 1 sheet.
- D. Prior Approval Resolutions, Evesham Township Planning and Zoning Boards.
- E. Deeds/Easements.
- F. Minor Site Plan, prepared by Notis Professional Services, dated November 1, 2025, 5 sheets.

### **General Information**

Applicant/ Owner: Route 73 Property LLC  
chrislolovos@me.com

Engineer: Notis Professional Services  
Peter Lazaropoulos, AIA, PE, PP, LEED, AP  
[notis@yahoo.com](mailto:notis@yahoo.com)

Planner: Leah Furey Bruder, PP, AICP,  
LFB Land Planning, LLC  
[lfbplan@gmail.com](mailto:lfbplan@gmail.com)

Attorney: Robert S. Baranowski, Jr., Esq.  
Hyland Leving Shapior, LLP  
[baranowski@hylandlevine.com](mailto:baranowski@hylandlevine.com)

Our office has performed a completeness review and offers the following comments. Note that any items not required (such as distance between buildings) have not been listed below.

#### §94-Attachment 1

#2	Environmental Assessment – <i>a submission waiver is requested.</i>
#3	Environmental Impact Report and Cultural Resources Survey – <i>a submission waiver is requested.</i>
#4	A traffic impact study – <i>a submission waiver is requested.</i>
#5	County Approval – <i>this application does not affect any county road or drainage system.</i>
#7	Name, address, etc. of the Owner – <i>Not provided.</i>
#18	If the applicant intends to file map, appropriate certification blocks as required by Map Filing Law – <i>the subdivision is proposed to be filed by deed.</i>
#26	Existing and proposed contours – <i>none have been provided.</i>
#28	Boundary, limits, nature and general extent of wooded areas, etc. – <i>This information is provided on the Minor Subdivision Plan.</i>
#31	Gross Floor Area per building and floor area ratio – <i>Not provided for the commercial parcel.</i>
#49	Sight triangles – <i>Not provided for the proposed improvements.</i>
#51	Soil Erosion – <i>Not provided for the proposed improvements.</i>
#59	General Soil Information – <i>Not provided for the proposed improvements.</i>
#71	Finished spot elevations – <i>Not provided for the proposed improvements.</i>
#75	Tree protection management plan – <i>Not provided for the proposed improvements.</i>

#### §94-Attachment 2

#5	<ul style="list-style-type: none"> <li>• Name/address owner/applicant – <i>Not provided.</i></li> <li>• List of all property owners w/in 200 FT – <i>Not provided.</i></li> <li>• Existing and proposed contours – <i>Not provided.</i></li> <li>• Gross floor area and floor area ratio – <i>Not provided.</i></li> <li>• Finished spot elevations for property corners – <i>Not provided.</i></li> </ul>
#6	Current property survey – <i>Not provided.</i>
#7	Tree protection plan – <i>Not provided.</i>
#8	Traffic impact study – <i>The applicant is requesting a submission waiver.</i>
#9	Environmental assessment report – <i>The applicant is requesting a submission waiver.</i>
#10	Environmental impact statement and cultural resource survey – <i>The applicant is requesting a submission waiver.</i>
#13	Utility plan – <i>The applicant is requesting a submission waiver.</i>
#19	Sight triangles – <i>Not provided.</i>
#21	Soil Erosion and Sediment Control Plan – <i>Not provided.</i>

Per §127-13, an application may be determined as a minor site plan in the event that it meets the following criteria:

- A. There shall be no additional curb cuts – *This applicant proposes one curb cut on Baker Boulevard.*
- B. The paving increase is less than 10% more than the existing area – *The areas existing and proposed should be quantified to determine if this condition is met for a minor site plan.*
- C. The site shall be surrounded by similar or more intense land uses – *The site is in both a commercial and medium density residential area.*

The application does not meet the definition of a Minor Site Plan.

Our office can support the requested submission waivers with the exception of the following:

1. Environmental Impact Assessment: It is recommended that this assessment be provided to provide comment on the changes due to increase in imperious coverage and changes to stormwater management.
2. Traffic impact study: It is recommended that as a minimum, the applicant should provide a traffic statement to summarize any effect that the additional 14 parking spaces will have on the adjoining residential

development. It appears that access to the proposed parking lot is by making a U-turn on Baker Boulevard rather than a left turn directly into the parking area.

3. Utility plan: grading and stormwater management will be required to demonstrate there will be no adverse impacts on the adjoining residential parcels. The minor site plan shows changes to the existing basin area. These changes should be addressed and a revised stormwater plan provided.

It is recommended that this application be **incomplete**. Olga’s Diner was subject to a Major Preliminary and Final Site Plan (Resolution PB-18-01). As this proposed project will modify parking and circulation, it would be considered an amendment to the prior approval. The application should be amended to request an Amended Major Site Plan approval.

#### **Administrative**

1. All future resubmissions of the plans shall clearly indicate a revision date and be accompanied by a response letter addressing all comments from the Township staff in a point-by-point fashion.
2. We reserve the opportunity to make further comments in our review of plans should additional information become available to address this initial review.

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

Sincerely yours,



Rakesh R. Darji, PE, PP, CME  
Planning Board Engineer

RRD/mbs

cc: Kevin Rjis, Director of Community Development, ([rjisk@evesham-nj.gov](mailto:rjisk@evesham-nj.gov))  
Richard Hunt, AICP, PP, Board Planner, ([rhunt@aliaimogroup.com](mailto:rhunt@aliaimogroup.com))  
Eric Snee, PE, LSRP, Board Environmental Consultant, ([esnee@cmeusa1.com](mailto:esnee@cmeusa1.com))  
Matthew Wieliczko, Esq., Board Solicitor, ([mwieliczko@zwattornics.com](mailto:mwieliczko@zwattornics.com))  
Peter Lazaropoulos, AIA, PE, PP, LEED AP, Applicant’s Engineer, ([onotis@yahoo.com](mailto:onotis@yahoo.com))  
Robert S. Baranowski, Jr., Esq., Applicant’s Attorney, ([baranowski@hylandlevin.com](mailto:baranowski@hylandlevin.com))