



Community Planning
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November 25, 2024
 Planning Board
 Township of Evesham
 984 Tuckerton Road
 Marlton, NJ 08053

RECEIVED

NOV 25 2024

**Re: Applicant / Owner: Cherry Valley Tractor Sales – P24-07
 Preliminary and Final Site Plan with Bulk Variance
 Block 25.01, Lots 15, 16, & 17 – 35 Route 70 West
 Township of Evesham, Burlington, New Jersey
 TDG Project No. 2019-109.57P - Planning Letter #2**

Dear Chair and Board Members:

Our office has received and reviewed the following submission items:

- **Land Development Application**, submitted by Brian C. Wright for Cherry Valley Tractor Sales, dated November 15, 2024.
- **Boundary, Location, & Partial Topographic Survey**, prepared by Dynamic Survey, LLC, consisting of 1 sheet, dated September 3, 2024.
- **Site Plan**, prepared by Dynamic Engineering, consisting of 4 sheets, dated October 2, 2024.

A. Site & Proposal

1. The subject property is a 2.82-acre parcel located on NJ Route 703 West in the C1-Commercial Zoning District, as well as the Evesham Crossroads Overlay Zone (EVCO) District.
2. The tract currently contains an existing tractor and heavy equipment sales dealership equipment service and repair shop, mobile repair, and parts within two buildings containing a total of approximately 13,810 SF. The site is accessible via a driveway along a slip road connecting to the signal at Route 70 and includes 6-foot high chain link fence and gate, topped with barbed wire, circulation aisles, surface parking for inventory, customers, and employees, and lighting. A large, wooded area is located in the northeast corner of the site. The existing light poles and fixtures are grey in color.
3. The adjacent parcels are all within the C-1 and EVCO Zoning Districts and the uses are as follows:
 - a. North of the site beyond a wooded wetland are residential dwellings along Cambridge Drive within the MD Medium Density District.
 - b. East of the site across North Maple Avenue is a retail and service commercial center within the EVCO and C-2 Districts.
 - c. South of the across Route 70 is a retail and service commercial center within the EVCO and C-1 Districts.
 - d. West of the site is another large equipment sales and service operation and further west is a retail storage facility and collision center.

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- The Applicant is requesting preliminary and final site plan with variance to construct a 2,600 SF addition to the 1 story, approximately 13 feet high, masonry building on the west side of the site.

The site is illustrated on the following map courtesy Google Earth Pro © 2024.



B. Variance

- A variance is required from the 30 feet required side yard setback, 5.5 feet exists to the existing building, and 5.5 feet is proposed to expand the building.

C. Comments

- Testimony should be provided pursuant to the statutory criteria applying to NJSA 40:55D-70c(1) as follows:
 - The variances must apply to a specific piece of property;
 - The denial of the variance would result in exceptional practical difficulties or undue hardship upon the applicant because of the exceptional shape and size or physical features affecting the property or the structures lawfully existing on the property;
 - The variance can be granted without substantial detriment to the public good; and
 - The variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

The second bullet point is the most important. This hardship is created by the lot size, topography, or the physical placement of the building(s) on the site. Generally, it is a hardship that cannot practically be avoided.

- Testimony should be provided regarding changes to the site including the following: uses, circulation, storage, parking, and site and building mounted lighting.

3. Testimony should be provided regarding the relationship with adjacent lot 14 to the west, such as but not limited to shared storage, loading, and circulation areas.

If you have any questions or require additional information regarding this application, please do not hesitate to contact our office.

Very truly yours,
Taylor Design Group, Inc.


Michelle Taylor, PP, AICP
Board Planner

Ec: Kevin Rijs, PP, AICP, Director of Community Development
Jennifer Newton, Administrative Officer/ Board Secretary
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