



**Consulting & Municipal
ENGINEERS**

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November 11, 2024

Evesham Township Planning Board
984 Tuckerton Road
Marlton, New Jersey 08053

Attn: Jennifer Newton, Board Secretary

**Re: *Environmental Review
Cherry Valley Tractor Sales
Proposed Building Expansion
35 West Route 70
Block 25.01, Lot 15, 16, & 17
Evesham Township, Burlington County, New Jersey
Application No. P24-07***

Dear Ms. Newton:

CME Associates (CME) has received the application submitted by Cherry Valley Tractor Sales for the above-referenced site. The site contains approximately 2.8-acres of land located on the northern side of NJSH 70, to the east of NJSH 73 and west of North Maple Avenue. The site is situated within the C-1 (Commercial) and EVCO (Evesham Crossroads Overlay) zoning districts.

Historically, the property contained agricultural land from prior to the 1930s until at least 1957. The original portion of the main building was constructed prior to 1963; additions were constructed in the mid-1960s and between 1970 and 1984. The warehouse building in the eastern portion of the site was constructed sometime between 1984 and 1995. Available information indicates the applicant has owned and utilized the site for commercial/light-industrial operations since circa 1970. The applicant proposes to construct a 2,600 ft² addition to the northern side of the main building in the southwestern portion of the site. The applicant seeks site plan waiver approval from the Township of Evesham.

On behalf of the Township of Evesham, CME has reviewed the following documents:

- Land Development Application P24-07, Checklists, and Checklist Waiver Summary List, received October 7, 2024.
- Boundary, Location, and Partial Topographic Survey (1 sheet), prepared by Dynamic Survey, LLC, dated September 3, 2024.
- Site Plan (4 sheets), prepared by Dynamic Engineering Consultants, PC, dated October 2, 2024.

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ENVIRONMENTAL REVIEW

We have reviewed the application for compliance with the Evesham Township Land Use Code (as it relates to use of the property), including §94 Article II (Environmental Impact Report, including Cultural Resource Survey) and §94 Article IV (Phase I Environmental Assessments).

We offer the following environmental review with recommendations for your consideration.

Environmental Impact Report

Pursuant to §94-13 through §94-17, an Environmental Impact Report with a Cultural Resource Survey is required for each application for development, except for a minor subdivision.

The applicant has requested a waiver for this submission requirement.

1. Available mapping from the NJDEP indicates the Cropwell Branch of Pennsauken Creek traverses the site from the central eastern property boundary to the northwest corner and is located approximately 200 feet northeast of the existing building. Regulated freshwater wetlands and the flood hazard area proximate to the stream are located approximately 180 feet northeast of the building. The proposed limit of disturbance is approximately 120 feet from these regulated areas. The property has been developed and utilized for commercial/light-industrial purposes since the 1960s. The application documents indicate the proposed site improvements will not increase impervious coverage at the site. **We have no objection to granting a waiver for this submission requirement. However, the applicant should provide all available documentation regarding the regulated areas at the site. The applicant should provide documentation/testimony regarding measures to be implemented to protect regulated areas at the site and mitigate any potential impacts to said areas. In addition, the applicant should provide testimony regarding the existing conditions and any proposed improvements to the building, pervious/impervious coverage, storage areas, landscaping, and stormwater management.**

Cultural Resources Survey

The applicant has requested a waiver for this submission requirement.

2. Historically, the property consisted of agricultural land from prior to the 1930s until at least 1957. The original portion of the building was constructed prior to 1963; additions were constructed in the mid-1960s and between 1970 and 1984. Available information indicates the applicant has owned and utilized the site for commercial/light-industrial operations since circa 1970. Surrounding properties consist of commercial, light industrial, and residential uses and vacant land. The site and adjacent properties are not listed on the State and National



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Registers of Historic Places. Additionally, regional mapping indicates potential historic resources are not mapped on or adjacent to the site. **Based on the property location and site history, it is not anticipated that any significant cultural resources will be identified at the site. We have no objection to granting a waiver for this submission requirement.**

Air Quality Study

Per §160-15 of the Evesham Township Zoning Ordinance, an Air Quality Study is required for any residential development of 100 or more units and any other development involving more than 100 parking spaces.

3. The site contains paved and unpaved parking areas for inventory, employees, and customers. The application does not propose additional parking. **An air quality study is not required for the project as proposed. However, the applicant should provide testimony regarding the existing conditions and proposed changes at the site including to asphalt pavement, loading and storage areas, and number/uses of parking spaces.**

Environmental Site Assessment

Pursuant to §94-24 through §94-29, an Environmental Site Assessment is required as part of and as a condition of approval for each application for development.

The applicant has requested a waiver for this submission requirement. Review of the NJDEP's Data Miner and NJ-GeoWeb websites did not identify the site in the Brownfields, Known Contaminated Sites, Site Remediation, and/or UST Facilities databases. However, the application documents and site history indicate the presence of several potential Areas of Concern (AOCs; NJAC 7:26E-1.8) associated with the site.

4. The site plans identify a 'standing tank' within the footprint of the proposed building expansion; information regarding the tank has not been provided. **The applicant should provide documentation pertaining to the use, contents, capacity, age, and construction of the tank. If the tank will no longer be used, the applicant should properly decommission the tank in accordance with applicable regulations and guidance documents. The applicant should provide the Township with copies of all related reports and supporting documentation.**
5. The site plans identify two (2) aboveground fuel tanks located between the site buildings; appurtenant piping and dispensers are not identified on the plans. **The applicant should provide documentation regarding the contents, capacity, age, and construction of the tanks, as well as the associated dispenser(s), piping, and any secondary containment.**



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6. Based on the age of the building, the potential exists that asbestos-containing materials (ACMs), lead-based paint (LBP), and/or Universal Wastes associated with the structure may be present. **The applicant shall retain a qualified inspector to evaluate the presence/absence of ACM, LBP, and Universal Wastes associated with the structure prior to any renovation/demolition activities. All hazardous materials associated with the structure shall be properly managed, removed, and disposed at regulated facilities in accordance with applicable regulations. The applicant should provide the Township with copies of all related reports and supporting documentation.**
7. **Any soils which will be removed from the site shall be properly characterized in accordance with applicable regulations prior to transporting off-site. The applicant should provide the Township with copies of all related reports and supporting documentation.**
8. **All asphalt, concrete, and/or other debris/wastes generated during the proposed activities shall be properly disposed or recycled at regulated facilities. The applicant should provide the Township with copies of all related reports and supporting documentation.**

CME Associates reserves the right to provide additional comments as more information becomes available. Should you have any questions in this regard, please do not hesitate to contact this office.

Very truly yours,
CME Associates

Behram Turan, P.E., LSRP
Senior Vice President

BT:ers

cc: Kevin Rijs, PP, AICP, Director of Community Development
Ronald Cucchiaro, Esq., Board Solicitor
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