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March 25, 2025  
22226 00

Re: Auto Zone/Pep Boys Tenant Fit Out  
**Site Plan Waiver**  
775 Route 70 W  
Block 20.12, Lot 17  
Application # P25-01

Ms. Jennifer Newton, Board Secretary  
Township of Evesham  
984 Tuckerton Road  
Marlton, NJ 08053

Dear Ms. Newton:

The Applicant is seeking site plan waiver for a proposed conversion of a portion an existing Pep Boys store to an Auto Zone. Minor site improvements are proposed.

The parcel is located in the Highway Commercial (C-1) Zone within the Evesham Crossroads Overlay. Site access is through a full movement driveway onto Cropwell Road and a right in/right out onto Route 70 W. No changes to site access are proposed.

Our office has reviewed the following documents in support of this application:

Our office has reviewed the following information:

1. Land Development Application.
2. Plans, prepared by Vissi Architecture + Design, sheet AS-1, Site Plan, dated May 23, 2024, revised to March 24, 2025 .
3. Survey of Property, prepared by CPL Partnership, LLC, dated November 7, 2024.

### **General Information**

Owner: NNNREIT, LP (formerly known as National Retail Properties, LP)  
[Jill.fussel@nmnreit.com](mailto:Jill.fussel@nmnreit.com)

Applicant: David Bentley, Sr., Pre Construction Manager for Auto Zone, Inc.  
[David.bentley@autozone.com](mailto:David.bentley@autozone.com)

Planner: John E. Taikina, PP, AICP  
[john@allthingspd.com](mailto:john@allthingspd.com)

Attorney: Francis J. DeVito, Esq.  
[fdevito@devitolaw.com](mailto:fdevito@devitolaw.com)

**General Comments**

1. Per §127.2, in order for the Board to grant a waiver of site plan, sufficient information must be provided for the review. In addition, per §127.3 site plan approval must be obtained if the following conditions are met:
  - a. A change of use from one non-residential use to another; or
  - b. The number of existing parking spaces on the site is less than the number of spaces required for the proposed use; or
  - c. For the conversion of a residential use to a non-residential use.

Our office defers to the Board Planner as to whether any of these conditions require site plan approval.

2. The applicant is proposing minor site changes including extending a sidewalk and adding additional striping and signage. The following is noted:
  - a. The Township parking requirements, per §160-32 required spaces that are 9 FTx18 FT. The spaces are not dimensioned to determine if this condition is met. The applicant is proposing to restripe the existing spaces.
  - b. It is recommended that the accessible spaces should be striped to 11 FT for van accessible and 5 FT for the landing area. This will allow sufficient room for van accessible parking and reduce the use of the landing area as a parking space.
  - c. Signage should be provided for the existing ADA spaces to the east. As restriping is proposed, it is recommended to strip these spaces as 11 FT with a 5 FT landing area.
3. A crosswalk should be provided from the accessible space striped area to the east over to the accessible ramp at the sidewalk.
4. The striping for the two (2) accessible spaces to the west of the building should be revised. The ramp is not accessible from the 2<sup>nd</sup> space. It is recommended that the ramp be relocated so that the sidewalk is accessible from both spaces without requiring the user to walk long the drive aisle behind any vehicles.
5. The applicant should ensure that the existing accessible spaces and ramp meet the ADA requirements for slope and cross slope.
6. Re-striping is proposed throughout the site. It is recommended a note be added stating that the condition of the existing parking will be evaluated and repair or replacement of existing pavement, curbing or sidewalk, at the request of the Township Engineer, will be made.
7. Details should be provided for the following:
  - a. Sign poles
  - b. Sidewalk
  - c. Striping, both fire lane striping and accessible space parking. Include width of stripe, material and color.
8. Our office defers to the Board Planner for further comment regarding signs.
9. Our office defers to the Fire Marshal for comment regarding site safety, signage, striping and maneuvering of fire vehicles.

**Permits and Approvals**

10. The following is a list of outside agency approval (if required) which may be required for this application:
  - a. Evesham Township Construction Code Official
  - b. Burlington County Planning Board
  - c. Burlington County Soil Conservation District
  - d. NJ Department of Transportation, letter of no interest.
  - e. Any and all others that may be required.

**Administrative**

11. All future re-submissions of the plans shall clearly indicate a revision date and be accompanied with a point-by-point response letter to the comments of the Board's professional staff.
12. We reserve the opportunity to make further comments in our review of plans and documentation should additional information become available to address this initial review.

Should you or the Applicant have any questions, please do not hesitate to contact our office.

Sincerely,



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

RRD/mbs

Cc: Kevin Rjis, Director of Community Development, ([rjisk@evesham-nj.gov](mailto:rjisk@evesham-nj.gov))  
Ronald Cucchiaro, Esq., Board Solicitor, via email [mwieliczko@zwattorneys.com](mailto:mwieliczko@zwattorneys.com)  
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