



Michelle M. Taylor, AICP, PP
Scott D. Taylor, AICP, PP, LLA, LEED AP

Steven F. Lennon, LLA, PP
Holly M. Pasqua, Business Manager

Karen Ingram, LLA
Elaine A. Mills, LLA, ISA Cert. Arborist
Brandon Guy, LLA

- Community Planning
- Landscape Architecture
- Municipal Consulting
- Streetscape Design
- Economic Development
- Parks and Recreation

March 13, 2025

Planning Board
Township of Evesham
984 Tuckerton Road
Marlton, NJ 08053

**Re: Applicant: AutoZone Inc.
Owner: NNN REIT, LP
Site Plan Waiver and Bulk Variance Request
Block 3, Lot 2.01-775 Route 70 West
Township of Evesham, Burlington, New Jersey
Evesham ID P25-01
TDG Project No. 2019-109.59P-Planning Letter #1**

Dear Chair and Board Members:

Our office has received and reviewed the following submission items:

- **Land Development Application**, submitted by Francis J. DeVito, Esq., dated February 19, 2025.
- **Store Alterations – Pep Boys**, prepared by Vissi Architecture & Design, consisting of 17 sheets, dated June 25, 2024.
- **Tenant Fit-Out - AutoZone**, prepared by Vissi Architecture & Design, consisting of 28 sheets, dated June 25, 2024.
- **Survey**, prepared by CPL Partnership LLC., consisting of 1 sheet, dated November 7, 2024.

A. Site & Proposal

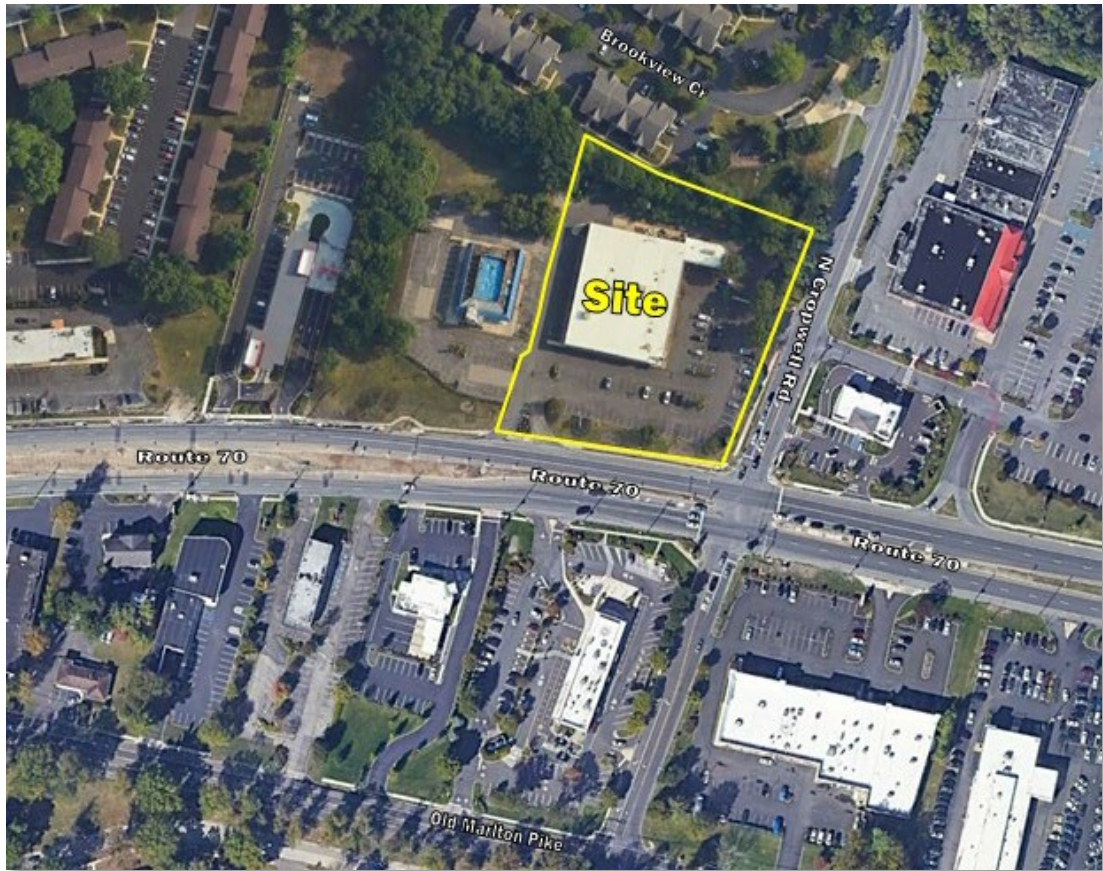
1. The subject property is a 2.445-acre parcel located at the northwest quadrant of the intersection of NJ Route 70 West and North Cropwell Road in the C1-Commercial Zoning District, as well as the Evesham Crossroads Overlay Zone (EVCO) District.
2. The site currently contains an existing partially tenanted 22,227 SF building. Pep Boys parts storage and service occupies 12,503 SF of the building. The site is accessible via a shared driveway along Route 70 and a second driveway on North Cropwell Road. There are circulation aisles, surface parking for inventory, customers, and employees, and lighting.
3. The adjacent parcels to the west, south, and east are in the C-1 and EVCO Zoning Districts as well. To the west is Enlighten Health. To the south across Route 70 is McDonalds, and to the east, across North Cropwell Road is a Chase Bank and in-line shopping center. The dwellings to the north are in the AH-1 Affordable Housing 1 residential zoning district.
4. The Applicant is requesting a site plan waiver to occupy a 9,724 SF portion of the 1 story, masonry building on the west side of the site. The Applicant proposes some reconfiguration of the accessible parking and the accessible ramps. The existing Pep Boys repair facility is proposed to remain on the east side of the building.

Taylor Design Group, Inc.
131 Hartford Road
Mount Laurel, NJ 08054

T. 856.810.3443

W. TDGplanning.com

5. The plans note that sign permits will be sought by others, but variances from the sign ordinance appear necessary and should be sought as part of the application.
6. The site and surrounding area can be seen in the image below, courtesy of Google EarthPro©2025.



B. Zoning Compliance

1. The EVCO District Standards, apply to the subject site because there are site alterations and new signs. The existing site has nonconforming conditions that are not proposed to change, including the following:
 - a. 50 feet front yard parking setback along Route 70, between 22 to 34 feet exists;
 - b. 50 feet front yard parking setback along North Cropwell Road, between 10 to 35 feet exists;
 - c. 50 feet rear yard building setback, approximately 37 feet exists;
 - d. 60% maximum impervious covers, existing not provided;
 - e. 0.15 FAR permitted, 0.208 FAR exists;
2. The EVCO Design standards apply, and it appears that there are existing conditions where waivers would be required but are not proposed to change, including the following:
 3. 30 feet minimum required buffer at rear residential, 10 to 20 feet provided. (See §160-68.1.H(1))
 4. 15 feet minimum required side yard buffer at nonresidential property, 0 feet provided. (See §160-68.1.H(1))
 - a. Buffering, screening, and landscaping including tree protection and installation per §160-17 and §62-56. (See §160-68.1.H(1))



- b. 50 feet front yard parking setback with landscaping is required, approximately 22 to 34 feet provided to Route 70; and 10 to 35 feet provided to North Cropwell Road with limited landscaping. (See §160-68.1F.(1))
 - c. Crosswalks at points where an access driveway meets the right-of-way with textured pavement. (See §160-68.1.G.(4))
 - d. Bicycle racks must be incorporated into site plans in a safe and convenient location. (See §160-68.1.G.(6))
5. The EVCO Standards are provided for the board’s use and understanding.

Standard	EVCO Requirements	Provided
Lot Frontage (Min.)	150’	>300’
Lot Width (Min.)	NA	>200’
Lot Depth (Min.)	200’	>300’
Front Yard (Min.)	20’	120.75’
<i>Front Yard Parking Route 70 (Min.)</i>	50’	22 - 34’ (E)
<i>Front Yard Parking Cropwell (Min.)</i>	50’	10’ - 35’ (E)
Side Yard (Min.)	25’	46.62’
<i>Rear Yard (Min.)</i>	50’	37’ (E)
Building Height (Max.)	3 stories/ 40’	1 story/ <40’
Impervious Coverage (Max.)	60%	TBP
<i>Floor Area Ratio (FAR) (Max.)</i>	0.15	0.208 (E)
(V) Variance (E) Existing		

C. Comments

1. The EVCO is intended to encourage the transformation of underutilized and outdated properties along the Route 70 corridor. Development is encouraged that integrates the needs of pedestrians, cyclists, and motorists; and creates a viable streetscape and design theme, responding to adjacent properties. The overall design of site and building within the EVCO are applicable to the site. (See 160-68.1.F(2) and 160-68.1.G)
 - a. Crosswalks are required at access points and must be constructed with textured pavement but have not been provided.
 - b. Bicycle racks have not been provided.
 - c. Architectural design should be employed to create visual interest and set a standard for high quality design. (See below)
2. Testimony should be provided regarding changes to the site including the following: circulation, storage, parking, and site and building mounted lighting.
3. Testimony should be provided regarding anticipated site traffic, site circulation, parking spaces, and loading areas.
4. The Applicant should provided testimony regarding any potentially hazardous materials such as gasoline or oil stored on the premises. The Applicant should confirm that no auto repairs would be performed on site and out-of-doors. If repairs will be performed within the parking lot, then testimony should be provided.



5. The Applicant should provide testimony regarding the adequacy of trash storage and pickup. Tires are currently stored within the trash enclosure located between the proposed AutoZone and Enlighten Dispensary. Pep Boys has two dumpsters without enclosures located between the building and North Cropwell Road.
6. The applicant should demonstrate that there is an accessible route from the relocated spaces to the front entrance and exit using a direct route and appropriate depressed curbs. The site plan should illustrate the depressed curb locations.
7. Testimony should be provided regarding implementation of pedestrian crosswalks at the driveways.
8. Testimony should be provided regarding implementation of bicycle racks in a safe and convenient location.
9. The architectural elevations note what appear to be minor changes to the building exterior. Testimony should be provided regarding building materials, colors, and windows; and all should be added to the plans. (See §168.1.H.(8) and §160-68F(1))
10. The testimony and the architectural plans should demonstrate compliance with the EVCO and C-1 architectural standards of the ordinance. (See §160-68.1.G(8); and §160-68.F (1) (b),(d), (e) and (f)) Specifically, the following waivers may be required:
 - a. Glass façade between three to eight feet for not less than 60% of horizontal length of the building.
 - b. Exterior building dominant material comprise 60% or greater of the façade. Dominant materials include wood, brick, stone, concrete masonry units, glass, stucco, and synthetic stucco. Dominant colors must be low reflectance, subtle, neutral, or earth tones. The use of high intensity, metallic and black is prohibited. Building trim and accents are permitted to feature bright colors. Neon tube lighting is not permitted.

The current building has a wide white, reflective metal panel fascia across the top. Pep Boys corporate colors are red, white, and blue, and AutoZone corporate colors are safety and burnt orange. An exhibit should be provided illustrating the color treatment of the metal panel fascia with the two wall signs.
11. At §160-68.1.H(1), perimeter buffers, screening, and landscaping are required per §160-17 and §62-56. The existing site landscape material and beds are in need of replenishment. There is an opportunity to provide a more significant visual buffering of the parking lot, which is more consistent with the perimeter buffer requirements. A waiver should be sought or compliance should be demonstrated.

The Board and the Applicant should discuss methods to improve the frontage. Perimeter buffers are required to contain one shade tree, plus two evergreen trees, plus 10 shrubs, plus either 20 ground cover shrubs or 300 herbaceous ground cover plants or bulbs per 100 feet of buffer length. (see §160-17)
12. The existing salvageable landscape materials along the frontages should be augmented with healthy plant material. A planting plan should be provided.
13. The Board and the Applicant might consider implementation of a low evergreen hedge along the front parking field, to reduce the visibility of the parking and headlight glare onto Route 70.
14. A landscape plan for the base of the existing freestanding sign should be provided.
15. One of the existing street tree leaders appears to be broken. New street trees suitable for placement near overhead wires, should be provided.



16. Based upon the limited information provided, it appears variances from the sign ordinance will be required. For efficiency, the proposed signs should be provided for review; and variances should be sought. (See 160-75M)
17. If site and / or building mounted exterior lighting is proposed to be removed and /or replaced, then a lighting plan should be provided consistent with the EVCO standards.
18. A large pothole has formed in the parking lot drive aisle closest to Route 70. Testimony should be provided regarding proposed repairs, including recoating and repainting of the parking lot.

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
Ronald Cucchiaro, Esq., Board Attorney
Rakesh Darji, PE, PP, CME, Board Engineer
Stacey Arcari, PE, Board Traffic Engineer
Behram Turan PE, LSRP, CME, Board Environmental Consultant
David Bentley, Applicant/ Preconstruction Manager, David.bentley@autozone.com
Jill Fussell, Owner's Representative, jill.fussell@nnnreit.com
Francis J. DeVito, P.A., Applicant's Attorney, fdevito@devitolaw.com
John E. Talkina, PP, AICP, Applicant's Planner, john@allthingspd.com
Matthew Edwards, Applicant's Engineer, medwards@orndorf.com
Danny Doss, Applicant's Engineer, dannydoss@advengineers.com
MaryAnne Vizsoco, Applicant's Architect, mvizoco@vissi.com

