



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 10, 2025
Planning Board
Township of Evesham
984 Tuckerton Road
Marlton, NJ 08053

**Re: Applicant: Enlighten Health & Wellness, LLC
Owner: Marlton Real Estate Management, LLC
Block 3, Lot 2.02
Evesham ID: P25-02
781 Route 70 West
Township of Evesham, Burlington, New Jersey
Amended Preliminary and Final Major Site Plan
TDG Project No. 2019-109.40P.01 - Planning Letter #1**

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Enterprise
Small Business
Enterprise

Dear Chair and Board Members:

Our office has received and reviewed the following submission items:

- **Land Development Application**, submitted by Chirag Thakkar, PE on behalf of Enlighten Health & Wellness, LLC, dated January 30, 2025.
- **Preliminary & Final Major Site Plan**, prepared by Arna Engineering Inc, consisting of 7 sheets, dated August 10, 2022, last revised January 28, 2025.
- **Proposed Drive Thru Plans**, prepared by TK Studio Architecture & Design, consisting of 1 sheet, dated February 4, 2025.
- **Resolution No. 2022-PB-16**, Evesham Township Planning Board in the Matter of Evesham Township Enlighten Health and Wellness, LLC., Application No. P22-07, Preliminary and Final Site Plan Approval for a Conditional Use with Ancillary Bulk Variance Relief, hearing date October 6, 2022, adoption date November 3, 2022.

A. Site & Proposal

1. The subject property is a 2.55 acre parcel located on NJ Route 70 West in Commercial-1 (C-1) Zoning District, as well as the Evesham Crossroads Overlay Zone (EVCO) District.
2. The tract currently contains an existing 6,024 SF building, which is occupied by the Applicant. Access to Route 70 is provided via a shared driveway with the adjacent Pep Boys commercial use on Lot 2.01.
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 Sammy’s Express Carwash. To the south across Route 70 is Republic Bank, and to the east is Pep Boys. The parcels to the north are in the AH-1 Affordable Housing 1 residential zoning district.
4. The site and surrounding uses can be seen in the aerial map following, courtesy Google © 2022.

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

T. 856.810.3443
W. TDGplanning.com



5. The Applicant previously received conditional use approval and has been subsequently licensed to operate a cannabis retail. The Applicant requests Amended Preliminary and Final Major Site Plan to modify the site, by incorporating a new drive-through and rearranging circulation, landscape islands, and parking.
 - a. The proposed drive-through is proposed to be located west of the shared drive aisle between the partially vacant Pep Boys building and separated from the main drive aisle by a landscape bed. The drive-through is proposed to operate in a counter clockwise direction. The parking lot circulation will be modified to a one-way west to east direction along the front of the building; and two-way at the drive aisle closest to Route 70. Circulation will remain two-way, serving the west side parking field; and the northern connection to the shared driveway.
 - b. Parking spaces are proposed to be removed and reconfigured, as follows: (10) parking spaces will be removed along the side of the building, including two (2) accessible spaces, which will be relocated closer to the front entrance in the front parking field. Seven (7) parking spaces will be reduced to four (4), including the two (2) accessible spaces at the front entry of the building. The Electric Vehicle infrastructure will be relocated from the east side to the west side parking field.

B. Variances and Waivers

1. The existing site has nonconforming conditions that are not proposed to change, including a 50 feet front parking setback required, 39 feet exists.
2. A 15 feet screening Buffer to a Non-residential use is required, 0 feet exists, and between 14 to 17 is now proposed, reducing an existing nonconforming condition.
3. A waiver is required from the perimeter buffer design standards at §160-17. Waivers should be sought or the plan should be compliant.
4. A previous variance was granted from the six (6) feet maximum fence height (Security Area), 8 feet exists.

C. Comments

1. Testimony should be provided regarding the existing site conditions and proposed improvements to the building and site.



2. Testimony should be provided regarding the site circulation and adequacy of the parking proposed. The Ordinance requires 4.5 spaces per 1,000 GFA for the retail use, which equates to 28 spaces. There are 72 existing parking spaces on site, and the applicant is proposing 49 spaces with the site modifications. We have not observed any parking issues on the site. Testimony should be provided.
3. The proposed perimeter buffer landscaping provides 100, 2 gallon seasonal grasses within the 130 feet long by approximately 15 feet wide bed. There is an opportunity to provide more significant visual buffering of the drive-through in the newly created landscaped bed, consistent with the perimeter buffer requirements. A waiver should be sought or compliance should be demonstrated.
4. 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; and are required to achieve a 50% opacity after five years growth. (see §160-17) Testimony should be provided.
5. A note should be added to the plan, for the proposed landscape beds, "Asphalt and gravel should be removed, the soil surface scarified, and a minimum 6-inches of topsoil should be added."
1. Efforts should be made to include native plantings on site.

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

Respectfully submitted,
Taylor Design Group, Inc.



Michelle M. Taylor, AICP, PP
President

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, PP, PTOE, Board Traffic Engineer
Behram Turan, P.E., LSRP, Board Environmental Engineer
Richard Birdoff, Applicant, rbirdoff@rdmanagement.com
Timothy M. Prime, Esq, Applicant's Attorney, tim@primelaw.com
Chirag V. Thakkar, PE, LEED, AP, Applicant's Engineering, cthakkar@arnaengineering.com

