



Township of Evesham.

<https://evesham-nj.org/departments/construction>

984 Tuckerton Road • Marlton • NJ 08053 • 856-983-2900 • Township Code Book: <https://www.ecode360.com/EV0481>

Land Development Application Form

The application must be filed with the board **at least 20-days prior** to the hearing date. Application Fee is Nonrefundable. **RECEIVED**

Application Fee (94-10): \$1,100.00
Escrow (initial deposit): \$3,951.80

Date received: FEB 19 2025
PB or ZBA #: P25-02
HPC App #: _____

If you are not familiar with the [Township Zoning Code \(Ch. 160\)](#), please see the Township Administrative Officer for assistance or visit the Community Development webpage: <http://www.evesham-nj.org/index.php/forms-comm-dev> or [Application Checklists: Attachments to Chapter 94 Land Use Regulations](#)

1. SITE INFORMATION

ZONE DISTRICT: C1 & EVCO

Property Address: 781 West Route 70
Block/s: 3 Lot/s: 2.02
Development Name: Enlighten Health & Wellness Home Owners Association: YES NO
Is the property within the [Pinelands](#). YES NO
Present Use: Cannabis Dispensary Proposed Use: Drive Thru Addition

Proposed Development Name: Enlighten Health & Wellness

Proposed Number of Phases of Construction: _____

2. APPLICANT & OWNER INFORMATION

Applicant Name: Enlighten Health & Wellness, LLC
Mailing Address: c/o RD Management LLC, 810 Seventh Avenue, 10th Floor, New York, NY 10011
Phone #: (212) 265-6600, ext. 254 Email: rbirdoff@rdmanagement.com

Form of Ownership: Individual Partnership Corporate
 Government Nonprofit Utility

If applicant is not the owner, state applicant's authority to bring this application and specific interest in application (i.e. agent for owner, equitable interest, agreement of sale): _____

Property Owner Name: Marlton Real Estate Management LLC
Property Owner Address: c/o RD Management LLC, 810 Seventh Avenue, 10th Floor, New York, NY 10011
Phone #: (212) 265-6600, ext. 254 Email: rbirdoff@rdmanagement.com

Form of Ownership: Individual Partnership Corporate
 Government Nonprofit Utility



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3. APPLICATION TYPE: Check as many items as applicable.

- Bulk Variance/s Use Variance Conditional Use Informal/Concept Review
- Appeal of Decision Site Plan Waiver Interpretation of Zoning Map or Ordinance
- Waiver of Development Standard Submission Waiver Other _____

Subdivision Application:

- Minor Subdivision Major Sub. Preliminary Major Sub. Final
- _____ Total Number of lots to be created _____ Total Proposed Dwellings

Amend Prior Subdivision Approval/s: Please provide copies of the prior resolutions of approval and any supplemental information. _____

Site Plan Application:

- Minor Site Plan Preliminary Major Site Plan Final Major Site Plan

Amend Prior Site Plan Approval/s: Please provide copies of the prior resolutions of approval and any supplemental information. _____

4. ROADWAY JURISDICTION: NJ State County Route Municipal Road

5. PROPERTY DIMENSIONS:

- a. Total Area in square feet or acres: 2.546 AC b. Frontage in feet: 247.8 FT
- c. Corner property: Yes or No

6.A. SUBDIVISION INFORMATION: **N/A**

1. Number of proposed lots: _____
2. Average lot size in square feet or acres: _____
Proposed: _____ Required: _____
3. Average Street Frontage: _____
Proposed: _____ Required: _____
4. Will any new streets be created? Yes No
5. Purpose of Subdivision:
Residential Industrial Mixed Use Commercial
Office Agriculture Other (Describe): _____



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7. UTILITIES: (Complete if subdivision and/or site plan are requested)

- a. What is the present source of potable water? Well Municipal
- b. Is the present water source adequate to service the proposed development? Yes No
- c. If the present water source is not adequate, how will the development receive potable water? N/A

- d. Is municipal water service capacity presently available? Yes No
- e. Has application been made for municipal water connection permits? **N/A** Yes No
If yes, how many _____ and when _____

- f. Will an existing well be used? Yes No
- g. Are any new wells to be used? Yes No
- h. Has the potability of the well water been certified? **N/A** Yes No
- i. Is the property serviced by municipal sewer? Yes No
- j. Will the development require additional sewer lines? Yes No
- k. Can the existing connection service the development? Yes No
- l. Is sewer capacity presently available? Yes No
- m. Has application been made for municipal sewer connection permit(s)? **N/A** Yes No
If yes, how many _____ and when _____

- n. Have any municipal water connection permits been obtained? **N/A** Yes No
If yes, how many _____ and when _____

- o. Have any municipal sewer connection permits been obtained? **N/A** Yes No
- p. Is there any existing septic system? Yes No
- q. Can the existing septic system service the development? **N/A** Yes No
- r. Is a new septic system proposed? Yes No

If yes, state the type:

- Conventional
- Alternative

- Waterless toilet w/ gray water
- Other (describe) _____

- s. Has application been made for an on-site septic system(s)? **N/A** Yes No
If yes, how many _____ and when _____
- t. Has the application been approved? **N/A** Yes No
If yes, and when _____

- u. Gas: (check)
 - Natural Proposed Existing
 - Propane Proposed Existing

- Electric: (check)
 - Above ground Proposed Existing
 - Below ground Proposed Existing



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9. VARIANCES: Complete for variance applications. **Public Notice (15-16) must be completed by the applicant in compliance with the requirements of the New Jersey Municipal Land Use Law. A copy of the public notice and proof of service are required.**

A. Briefly describe each variance requested and provide Zoning Code Section from which relief is being sought: N/A

B. If a "d" variance is requested, what are the special reason(s) which support your application: (This type of variance can only be heard by the Zoning Board of Adjustment) N/A

C. If a "c" variance is requested, what are the exceptional property conditions which prevent you from complying with the zoning ordinance? N/A

D. If a "c" variance is requested and you contend there are no exceptional property conditions, how will the Municipal Land Use Act be advanced if the variance were to be granted and how would the benefits of a variance outweigh any detriment? N/A

E. Supply a brief statement of facts showing why the requested variance can be granted without substantial detriment to the public good and without substantial impairment to the intent and purpose of the Township's zoning plan and zoning ordinance: N/A

10. WAIVERS: (Complete if waiver/s requested) Attach additional pages if necessary.

A. Subdivision or Site Plan Filing: Briefly describe each filing requirement (submission) waiver you are seeking: N/A



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B. Subdivision or Site Plan Filing: Briefly describe each Design Standard Waiver you are seeking:
N/A

11. INTERPRETATION - APPLICATION: For Zoning Board of Adjustment only.

Attach a statement of contentions and provide Code Section(s) in question.

12. APPEAL DECISION OF ZONING OFFICER OR BUILDING INSPECTOR - APPLICATION:

Attach a statement which includes the following: (1) Description of the order, determination or decision being appealed (hereinafter called "adverse ruling"), (2) Name and Title of enforcing officer, (3) Date adverse ruling was issued, (4) Date applicant received adverse ruling, (5) Why you allege the adverse ruling is in error, (6) The relief you are seeking, and (7) If the adverse ruling is upheld, do you request that a variance be considered?

13. OTHER AGENCIES OR PRIOR APPROVALS REQUIRED:

Agency	Yes or No	Date Submitted
A. Burlington County Planning Board	No	
B. Burlington County Soil Conservation	No	
C. Pinelands Commission	No	
D. NJ Department of Transportation	No	
E. NJ Department of Environmental Protection	No	
F. Other: (Describe)		

14. SUBMISSION ITEMS: Plans, surveys, reports, & other items included with application.

Item/Exhibit	Date/Last Revision	Prepared By
See cover letter		

15. SUPPLEMENTAL INFORMATION:

A. Have there been any previous applications for this property filed with the Planning Board or Zoning Board?

Planning Board: Yes No Zoning Board: Yes No

If yes, state the nature, date and disposition of each prior application: Site Plan approval granted via Resolution 2202-PB-16



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B. Describe any deed restrictions affecting the property: N/A

C. Describe any proposed deed restrictions: N/A

D. Describe any easements or rights of way affecting the property: N/A

E. Describe any easements or rights of way proposed by the applicant: N/A

16. CORRESPONDENCE: In addition to the applicant, to whom should Township and/or the Board Professional/s correspondence be sent?

Name: <u>Tyler Prime, Esq.</u>	Address: <u>14000 Horizon way, Suite 325, Mount Laurel NJ</u>
Name: _____	Address: _____
Name: _____	Address: _____

17. APPLICANT PROFESSIONAL & EXPERT WITNESS LIST:

A. Name & Profession (Attorney, Engineer, Planner etc): Engineer
Chirag V. Thakkar, P.E.
 Mailing Address: 1456 Ferry Road, Suite 603, Doylestown, PA 18901
 Phone #: 215-766-8280 Email: cthakkar@arnaengineering.com

B. Name & Profession (Attorney, Engineer, Planner etc): Attorney
Tyler T. Prime, Esq.
 Mailing Address: 14000 Horizon Way, Suite 325, Mount Laurel, NJ
 Phone #: 856-273-8300, ext. 302 Email: tyler@primelaw.com

C. Name & Profession (Attorney, Engineer, Planner etc): _____
 Mailing Address: _____
 Phone #: _____ Email: _____

D. Name & Profession (Attorney, Engineer, Planner etc): _____
 Mailing Address: _____
 Phone #: _____ Email: _____



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18. CERTIFICATIONS:

A. TAX COLLECTOR CERTIFICATION (Proof of Payment)

It is hereby certified that all taxes, municipal liens, and utility charges for the address and block and lot below are paid and current as of _____.

Address: 781 West Route 70

Block/s: 3

Lot/s: 2.02

Property Owner: Marlton Real Estate Management LLC

Evesham Township Tax Collector Signature and Date

B. APPLICANT CERTIFICATION:

The undersigned certify they are the applicant(s) named in the foregoing application or the undersigned certify they are legally authorized to submit the foregoing application and may sign this Certification on behalf of the applicant. The undersigned certify the information stated in the foregoing application and submissions made therewith are true and correct. If any of the foregoing statements are willfully false, the undersigned understand they are subject to punishment.

Applicant Signature

Date

Print Name: _____

Print Title: _____

1/30/25

Applicant Signature

Date

Print Name: Richard Birdoff

Print Title: Member

C. OWNER CERTIFICATION:

The undersigned hereby certify that he/she/it/they is/are the owner(s) of the property which is the subject of the foregoing application and that the applicant named therein has been authorized to submit said application to the Planning Board or Zoning Board of Evesham Township. The undersigned certify he/she/it/they is/are said owner(s) or is/are legally authorized to sign this certification on behalf of the owner. The undersigned realize that if any of the foregoing statements are willfully false, he/she/it/they is/are subject to punishment

Owner Signature

Date

Print Name: _____

Print Title: _____

1/30/25

Owner Signature

Date

Print Name: Richard Birdoff

Print Title: Member



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CERTIFICATION OF CORPORATE/PARTNERSHIP

To be completed if the applicant is a corporation/partnership and if the application seeks permission to subdivide a parcel of land into six (6) or more lots, or seeks a variance to construct a multiple dwelling of twenty-five (25) or more family units, or seeks site plan approval of a site to be used for commercial purposes in accordance with N.J.S.A. 40:55D-4B.1.

The undersigned hereby certifies that he/she is an authorized representative of the applicant named in the foregoing application and that the applicant is a corporation [] partnership []. The undersigned hereby certifies that the name and address of all shareholders or individual partners owning at least 10% of the stock of the corporation or at least 10% of the interest in the partnership is:

Print Name:

Sonal Patel

Barbara Walder

Denise Feldman

Kim Steinmetz

Mark Steinmetz

Richard Birdoff

Vishal Patel

Jon Maslin

Print Address:

57 Greenview Drive, Pottstown, PA 19646

103 Thomastown Road, Mine Hill, NJ 07803

5 Morgan Court, Montvale, NJ 07645

8143 East Quarterhorse Trail, Scottsdale, AZ 85258

8143 East Quarterhorse Trail, Scottsdale, AZ 85258

24 Trails End, Chappaqua, NY 10514

48 N. 3rd Street, Apt. #10, Philadelphia, PA 19106

50 Woodmere Drive, Summit, NJ 07901

The undersigned realizes that if any of the foregoing statements are willfully false, he/she is subject to punishment.

Signature

Print Name: Richard Birdoff

Print Title: Member

Date: 1/30/25

If any of the above owners is a corporation or partnership, the applicant is required to disclose the name and address of each individual holding a 10% interest, or greater, in the named corporation or partnership which shall be divulged in the same format as the above pursuant to N.J.S.A. 40:50D- 48.2). (Attach separate sheet if needed).

This application was prepared by: Tyler Prime, Esquire for Prime & Tuvel, LLC

Print Name



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D. AGREEMENT TO PAY FEES: This agreement, made and entered on 20²⁵, by and between the Township of Evesham, a Municipal Corporation of the State of New Jersey (hereinafter TOWNSHIP) and Enlighten Health & Wellness LLC (hereinafter DEVELOPER), is made upon the following terms and conditions.

INFORMATION AND CONTACT/S Entity responsible for escrow-Property Owner or Developer

Project Name: Enlighten Health & Wellness LLC Drive Thru

Applicant Name: Enlighten Health & Wellness LLC Escrow Contact Name: Richard Birdoff

Applicant/entity name responsible for the escrow must match the name submitted on the W9

Phone #: (212) 265-6600, ext. 254 Email: rbirdoff@rdmanagement.com

Applicant Mailing Address: c/o RD Management LLC, 810 Seventh Avenue, 10th Floor, New York, NY 100

Notice: DEVELOPER agrees that all notices or refunds shall be mailed to the following address (note if different to above): Same as above

- 1. Agreement to Pay Fees:** DEVELOPER hereby covenants and agrees to pay all charges and fees imposed by the TOWNSHIP in connection with the application for development filed contemporaneously herewith. Such fees include, but are not limited to, application fees, attorney review fees, engineer review fees planner review fees, copy costs and postage applicable to this application.
- 2. Escrow Deposit:** TOWNSHIP hereby acknowledges receipt of \$3,951.80, said sum being a cash deposit to be placed in a TOWNSHIP trust account to cover the cost of the aforementioned review and inspection fees. Such sum shall be charged periodically as fees and charges accrue and the balance of the escrow sum, if any, after all charges and fees have been paid shall be returned to DEVELOPER.
- 3. Additional Payments:** The DEVELOPER agrees to pay any additional sum required to pay charges and fees not covered by the escrow deposit within fifteen (15) days after the date of receipt of a notice of deficiency by the appropriate Township Office. The DEVELOPER understand and agrees to pay such sum notwithstanding any dispute as to the reasonableness of the fees and charges.
- 4. Contest of Reasonableness:** DEVELOPER agrees that the reasonableness and/or accuracy of any fee or charge may be challenged within seven (7) days of receipt of the professional's billing advice copy and in accordance with the Code of the Township of Evesham. DEVELOPER understands and agrees that the aforesaid procedures shall be the sole and exclusive method of challenging the reasonableness and/or accuracy of charges and fees and hereby waives any longer statue or limitations.
- 5. Notice:** See Developer information and contact/s above
- 6. Transferability:** DEVELOPER understands and agrees that this contract agreement is not transferable, in whole or in part, nor can the DEVELOPER relieve himself/herself from obligation as stated in this contract agreement until such time as said DEVELOPER provides an acceptable dated replacement contract agreement to relieve said DEVELOPER of any further obligation as stated in this contract agreement. This transfer of obligation shall commence on the later of the date of the acceptance by the TOWNSHIP of this replacement contract agreement.
- 7. Collection:** Should the DEVELOPER fail to pay any amount required to be paid hereunder when due, TOWNSHIP shall be entitled to pursue all remedies at law or equity. Interest shall accrue at rate of 18% per annum simple interest on all sums unpaid after the due date. The TOWNSHIP may collect a reasonableness attorney fee which shall not be less than \$300.00 should litigation for the purpose of collecting any sum be commenced.

1/30/25

Signed Developer

Date

LAND USE REGULATIONS

94 Attachment 1

For Staff Use:	
Application No.	_____
Block/Lot	_____
Date Submitted	_____

**Township of Evesham
Land Development Checklist**

For Staff Use:	
Applicant:	_____
Plan Name	_____
Zoning Board	_____
Planning Board	_____
Application fee	\$ _____
Collected by	_____
Escrow fee	\$ _____
Collected by	_____

General Submission Requirements for All Plans

- | | |
|---|--------------|
| A. Nineteen copies of application reports and plans for development required to be submitted: | |
| Zoning Board of Adjustment | _____ |
| Planning Board | <u> X </u> |
| B. All applicable entries on the application form are completed | <u> X </u> |
| C. Application form is signed by applicant and owner | <u> X </u> |
| D. Escrow agreement is signed and submitted | <u> X </u> |
| E. Certification from Tax Collector that taxes are paid | <u> X </u> |
| F. Completed checklist submitted | <u> X </u> |
| G. Plans are folded to 12" x 15" size and collated for each set | <u> X </u> |

EVESHAM CODE

Submission Requirements Checklist

Submission Requirements										Item Description	Status					
Item Number	Minor			Major				Zoning				Complete	Not	Exemption	Incomplete	
	Concept Plan	Subdivision	Site Plan	General Development	Subdivision	Site Plan	Subdivision			Site Plan						Preliminary
1.		•	•	•	•	•	•	•	•	A Site Plan prepared by a registered New Jersey Architect, Planner, Engineer and /or surveyor, in accordance with the requirements of N.J.A.C. 13:40-7.1, <i>et seq.</i>	Applicant	✓				
											Official Use					
2.		•	•	•	•	•	•	•	•	An environmental assessment report pursuant to Ordinance 3-2-97 conforming with the current ASTM Standards.	Applicant	W				
											Official Use					
3.		•	•	•	•	•	•	•	•	An environmental impact report and a cultural resources survey.	Applicant	W				
											Official Use					
4.		•	•	•	•	•	•	•	•	A traffic impact study prepared, signed and sealed by a registered professional engineer of New Jersey. Zoning may require a traffic impact study depending on size and type of application as required by the Traffic Consultant or the Board.	Applicant	W				
											Official Use					
5.		•	•	•	•	•	•	•	•	If the site is located on a county road or development will affect county drainage, a certification that an application and all the required supporting documentation has been filed with the Burlington County Planning Board. A copy of the approval by the Burlington County Planning Board shall be submitted with the final application. N/A	Applicant					
											Official Use					
6.		•			•		•			For map, use one of four standardized sheets: 24" x 36" 8.5" x 13" 30" x 42" 15" x 21"	Applicant	✓				
											Official Use					
THE PLAN(S) SHALL CONTAIN:																
7.	•	•	•	•	•	•	•	•	•	Name, address, telephone, and fax numbers of owner and applicant.	Applicant	✓				
											Official Use					
8.		•	•	•	•	•	•	•	•	Source and date of current property survey prepared and sealed by a registered New Jersey land surveyor.	Applicant	✓				
											Official Use					
9.		•	•	•	•	•	•	•	•	Name, signature, license number, seal and address of engineer, land surveyor, architect, professional planner and /or landscape architect, as applicable, involved in preparation of plat.	Applicant	✓				
											Official Use					
10.	•	•	•	•	•	•	•	•	•	Title block denoting date of preparation, date(s) of revision(s), type of application, tax map sheet, county, name of municipality, block and lot, and street location.	Applicant	✓				
											Official Use					
11.		•	•	•	•	•	•	•	•	Revision box with dates of preparation and revision.	Applicant	✓				
											Official Use					

LAND USE REGULATIONS

Submission Requirements										Item Description	Status					
Minor					Major						Complete	Not	Exemption	Incomplete		
Item Number	Concept Plan	Subdivision	Site Plan	General Development	Preliminary		Final		Zoning						Applicant	Official Use
					Subdivision	Site Plan	Subdivision	Site Plan								
12.	•	•	•	•							A key map at a specified scale with a North arrow, showing location of tract with reference to surrounding properties, zone lines, abutting zones, and municipal boundaries within 1,000 feet.	Applicant	✓			
												Official Use				
13.					•	•	•	•	•		A key map at a specified scale with a North arrow, showing location of tract with reference to surrounding properties, zone lines, abutting zones, and municipal boundaries within 500 feet.	Applicant	✓			
												Official Use				
14.	•	•	•	•	•	•	•	•	•		A schedule of mandated and provided zone district(s) requirements, including lot area, width, depth, yard setbacks, building coverage, open space, and parking.	Applicant	✓			
												Official Use				
15.											Schedule of proposed and required percentage of lot clearing, percentage of impervious coverage, and percentage of vegetated area remaining after development.	Applicant	✓			
			•			•			•			Official Use				
16.				•							A general land use plan at a scale specified by ordinance, indicating the tract area and general location of the land uses to be included. (Residential density and a nonresidential floor area ratio shall be provided. Extent to which municipal housing obligation under the Fair Housing Act, P.L. 1985, c. 222, will be fulfilled shall be included.)	Applicant	✓			
												Official Use				
17.		•	•	•	•	•	•	•	•		Signature blocks for Chairperson, Secretary, Municipal Clerk (if posting of a bond is required for monument or municipal improvements), and Municipal Engineer.	Applicant	✓			
												Official Use				
18.		•							•		If applicant intends to file map, appropriate certification blocks as required by the Map Filing Law.	Applicant	✓			
												Official Use				
19.		•			•				•		Where applicable, proposed monumentation as specified by the Map Filing Law.	Applicant	✓			
												Official Use				
20.		•									Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and rights-of-way, utility easements, and sight-triangle easements.	Applicant	✓			
												Official Use				
21.									•		Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all center lines and rights-of-way, utility easements, sight triangle easements and center line curves on streets.	Applicant	✓			
												Official Use				

EVESHAM CODE

Item Number	Submission Requirements									Item Description	Status					
	Minor			Major							Complete	Not Exemption	Incomplete			
	Concept Plan	Subdivision	Site Plan	General Development	Subdivision	Site Plan	Subdivision	Site Plan	Zoning							
22.	•	•	•	•	•	•	•	•	•	•	Acreage of tract to nearest tenth of an acre. Include equivalent square feet for major subdivisions and major site plans, preliminary or final. Tax Map data is sufficient for concept plan.	Applicant	✓			
												Official Use				
23.	•	•	•	•	•	•	•	•	•	•	All existing streets, adjoining uses, structures, wells, septic systems, driveways, watercourses, floodplains, wetlands or other environmentally sensitive areas on and within 200 feet of site to the extent known (survey of adjacent property).	Applicant	✓			
												Official Use				
24.	•	•	•	•	•	•	•	•	•	•	Existing rights-of-way and/or easements on and within 200 feet of tract (for concept plan only, Tax Map data sufficient).	Applicant	✓			
												Official Use				
25.	•			•							Topographical features of subject property from best, readily available published (public) source.	Applicant	✓			
												Official Use				
26.		•	•		•	•	•	•			Existing and proposed contour intervals based on USC and GS data. Contours to extend at least 200 feet beyond subject property as follows: Up to 3% grade = 1 foot; Between 3% and 10%=2 feet; 10%+ grade = 5 feet.	Applicant	✓			
												Official Use				
27.	•			•						•	Boundary, limits, nature and extent of wooded areas, and other significant physical features.	Applicant	✓			
												Official Use				
28.		•	•		•	•	•	•			Boundary, limits, nature and general extent of wooded areas, specimen trees of eight inches or more in diameter measured four feet above grade, and other significant physical features (map all and indicated those to be disturbed).	Applicant	✓			
												Official Use				
29.	•	•	•		•		•			•	All proposed lot lines, area of lots in square feet (approximate for concept plan), and setback lines.	Applicant	✓			
												Official Use				
30.	•	•	•	•	•	•	•	•	•	•	Size and location of any existing or proposed uses or structures (including wells and septic) with all setbacks dimensioned, including any buildings or structures to be removed (for concept plan and general development plan, general location only).	Applicant	✓			
												Official Use				
31.			•	•	•		•				Gross floor area per building and floor area ratio (FAR).	Applicant	✓			
												Official Use				
32.			•	•	•		•				Square footage allocation of uses per building.	Applicant	✓			
												Official Use				
33.			•	•	•		•				Distance between buildings.	Applicant	✓			
												Official Use				
34.			•	•	•		•				Multiple buildings identified with letters or numbers.	Applicant	✓			
												Official Use				

LAND USE REGULATIONS

Item Number	Submission Requirements									Item Description	Status					
	Minor			Major							Complete	Not	Exemption	Incomplete		
	Concept Plan	Subdivision	Site Plan	General Development	Preliminary	Final	Subdivision	Site Plan	Zoning							
35.	•			•							Location and dimensions of any existing or proposed streets (general location only).	Applicant	✓			
												Official Use				
36.		•	•		•	•	•	•			Location and dimensions of any existing or proposed streets, rights-of-way, and pavement widths.	Applicant	✓			
												Official Use				
37.	•		•		•	•	•	•			Parking plan, where applicable, showing spaces (size and type), aisle width, islands, curb cuts, drives, driveways, and all ingress and egress areas and dimensions (for concept plan, general information only).	Applicant	✓			
												Official Use				
38.			•		•		•				Distances between parking areas and driveway(s) to nearest property line.	Applicant	✓			
												Official Use				
39.			•		•		•				Number of parking stalls per row.	Applicant	✓			
												Official Use				
40.			•	•	•		•				Schedule of number of parking stalls per use required by ordinance. The number of parking stalls proposed.	Applicant	✓			
												Official Use				
41.			•		•		•				Radii for all turning areas and designated design vehicle.	Applicant	✓			
												Official Use				
42.			•		•		•				Location and dimensions of adjacent and opposite driveway and street intersections.	Applicant	✓			
												Official Use				
43.			•		•		•				Location of traffic control devices including signs, pavement markings, parking prohibitions and fire fanes.	Applicant	✓			
												Official Use				
44.			•		•		•				Location and dimensions of loading/unloading areas.	Applicant	✓			
												Official Use				
45.			•		•		•				Architectural elevations for all sides of building indicating height from grade, roof pitch, roof-mounted utilities, signs and materials in color.	Applicant	✓			
												Official Use				
46.		•	•	•	•	•	•	•			Copy and/or delineation of any existing or proposed deed restrictions or covenants.	Applicant	✓			
												Official Use				
47.	•	•	•	•	•	•	•	•			Any existing easement or land reserved for or dedicated to public, utility, or conservation use, or restricted by reason of wetlands or wetland buffers, and any organizations for the ownership and maintenance of open space required by the MLUL (N.J.S.A. 40:55D-43) (for concept plans, general location suffices).	Applicant	✓			
												Official Use				

EVESHAM CODE

Item Number	Submission Requirements								Item Description	Status					
	Minor				Major					Applicant	Official Use	Complete	Not Exemption	Incomplete	
	Concept Plan	Subdivision	Site Plan	General Development	Preliminary	Final	Subdivision	Site Plan							Zoning
48.		•	•		•	•	•	•		Any proposed easement or land reserved for or dedicated to public, utility, or conservation use, or restricted by reason of wetlands or wetland buffers, and any organizations for the ownership and maintenance of open space required by the MLUL (N.J.S.A. 40:55D-43).	Applicant		✓		
											Official Use				
49.		•	•		•	•	•	•		Sight triangles.	Applicant	✓			
											Official Use				
50.				•	•	•	•	•		Development stages or staging plans. N/A	Applicant				
											Official Use				
51.			•		•			•		A soil erosion and sediment control plan which indicates: the location of the proposed development, the total area of development, and the total amount of earthwork in cubic yards.	Applicant		✓		
											Official Use				
52.					•	•				Existing system of drainage of subject site and preliminary design of proposed system of drainage (including preliminary drainage calculations).	Applicant		✓		
											Official Use				
53.							•	•		Detailed engineering design of proposed system of drainage of subject site. N/A	Applicant				
											Official Use				
54.					•	•	•	•		Drainage area map for existing and developed site condition. N/A	Applicant				
											Official Use				
55.							•	•		Final drainage calculations. N/A	Applicant				
											Official Use				
56.				•						An environmental inventory including a general description of natural and cultural resources, and the probable impact of the development on the environmental attributes of the site. N/A	Applicant				
											Official Use				
57.				•						An open space plan showing the proposed land area of parks and conservation set-asides, improvements proposed, and plans for their operation and maintenance. N/A	Applicant				
											Official Use				
58.					•	•	•	•		Recreation facilities plan and details, where applicable. N/A	Applicant				
											Official Use				
59.		•	•	•	•	•				General soil information from best, readily available, published source.	Applicant	✓			
											Official Use				
60.										Location of soil borings. N/A	Applicant				
											Official Use				
61.					•	•	•	•		Will topsoil be removed from the site and/or transported outside municipal boundaries? If yes, explain. NO	Applicant				
											Official Use				

LAND USE REGULATIONS

Item Number	Submission Requirements								Item Description	Status					
	Minor				Major					Applicant	Official Use	Complete	Not Exemption	Incomplete	
	Concept Plan	Subdivision	Site Plan	General Development	Preliminary	Final	Subdivision	Site Plan							Zoning
62.				•						A community facility plan including, but not limited to, educational or cultural facilities, historic sites, libraries, hospitals, firehouses, and police stations. N/A	Applicant				
											Official Use				
63.	•	•	•		•	•	•	•		Plan includes barrier-free subcode requirements, if applicable.	Applicant	✓			
											Official Use				
64.		•	•		•	•	•	•		Construction details as required by the residential site improvement standards, including cross-section details of all drainage systems and details for roads, sidewalks, stormwater management systems, water supply, and sanitary sewers. N/A	Applicant				
											Official Use				
65.		•						•		New block, lot and street identification numbers confirmed with local Assessor or municipal designee. N/A	Applicant				
											Official Use				
66.					•	•	•	•		Proposed street names when new road(s) proposed. N/A	Applicant				
											Official Use				
67.	•									Vehicular and pedestrian circulation patterns (general).	Applicant	✓			
											Official Use				
68.		•	•	•	•	•	•	•		Proposed vehicular and pedestrian circulation and utility infrastructure plans, including disposal of sanitary sewage, water, stormwater management. All other utilities may be shown by footnote.	Applicant	✓			
											Official Use				
69.		•	•					•	•	Where residential construction is contemplated, subsurface disposal testing where using septic systems. N/A	Applicant				
											Official Use				
70.				•	•	•	•	•		Air quality study pursuant to § 160-15B for any residential development of 100 or more units and any other development with more than 100 parking spaces. N/A	Applicant				
											Official Use				
71.		•	•		•		•			Finished spot elevations at all property corners.	Applicant	✓			
											Official Use				
72.						•		•		Finished spot elevations at all building corners and finished first floor elevations of proposed buildings.	Applicant	✓			
											Official Use				
73.					•	•	•	•		Road and paving cross-sections (at fifty-foot intervals) and profiles. N/A	Applicant				
											Official Use				
74.			•		•	•	•	•		Landscape plan and details, including proposed grading; location of proposed landscape areas; underground utilities; corner sight distance triangles for all intersections; location, size and species of existing trees having a 5" dbh or greater; trees to be removed; location and species of trees in adjoining public right-of-way.	Applicant	✓			
											Official Use				

EVESHAM CODE

Item Number	Submission Requirements									Item Description	Status			
	Minor			Major							Complete	Not	Exemption	Incomplete
	Concept Plan	Subdivision	Site Plan	General Development	Subdivision	Site Plan	Subdivision	Site Plan	Zoning					
75.			•		•	•	•	•		Tree protection management plan, when tree removal is proposed. N/A				
76.			•		•	•	•	•		List of all plant material to be used, including both botanical and common name; quantity and size at the time of planting; root condition or container for each plant; planting details for deciduous trees, coniferous trees and shrubs.	Applicant	✓		
											Official Use			
77.			•		•	•	•	•		Lighting plan and details, including location, height, light distribution and a catalogue cut for each light fixture, either building mounted or freestanding.	Applicant	✓		
											Official Use			
78.			•		•	•	•	•		Site identification signs, traffic control signs, and directional signs. Sign details, including for each sign location, elevation materials, color, copy and style of lettering, lighting and square footage per sign.	Applicant	✓		
											Official Use			
79.			•		•	•	•	•		Location of containers for solid waste, including recyclables, and design/details of containers.	Applicant	✓		
											Official Use			
80.			•		•	•	•	•		Preliminary architectural plan and elevations (required where new building or alterations to existing building are proposed).	Applicant	✓		
											Official Use			
81.			•		•	•	•	•		Location of nearest existing and proposed fire hydrant within 500 feet of the property.	Applicant	W		
											Official Use			
82.			•		•	•	•	•		Location of all other existing and proposed utilities including, but not limited to, electric, gas, telephone, cable television.	Applicant	✓		
											Official Use			
83.		•	•	•	•	•	•	•	•	List of required regulatory approvals or permits.	Applicant	✓		
											Official Use			
84.	•	•	•	•	•	•	•	•	•	List of variances requested or obtained (for a concept plan, only in general terms). N/A	Applicant			
											Official Use			
85.		•	•	•	•	•	•	•	•	Requested or obtained design waivers or exceptions. N/A	Applicant			
											Official Use			
86.									•	A letter containing a list of all items not installed or completed and to be covered by a performance guarantee, with quantities/cost of each item and the total cost of all items. N/A	Applicant			
											Official Use			
Additional Requirements for a Gasoline Service Station or Public Garage:														
87.										Distance to nearest lot line of any church, school or library.	Applicant			
											Official Use			

LAND USE REGULATIONS

Submission Requirements										Item Description	Status					
Item Number	Minor			Major				Zoning			Complete	Not	Exemption	Incomplete		
	Concept Plan	Subdivision	Site Plan	General Development	Preliminary	Site Plan	Final									
88.										Distance to nearest property line of any other garage, service station, gas stations, motor vehicle repair shop or yard, and motor vehicle storage yard within 1,500 feet or less	Applicant					
											Official Use					
Additional Requirements for a Fast-Food Restaurant:																
89.										Specifics regarding noise impact on adjoining properties and uses; lighting, glare and reflection on adjoining properties and uses; and odors on adjoining properties and uses.	Applicant					
											Official Use					
90.										Distance to nearest property line of any existing fast-food restaurants.	Applicant					
											Official Use					
Additional Requirements for an Adult Bookstore and/or Retail:																
91.										Distance to nearest property line of any residential district or dwelling; religious, charitable or nonprofit institution, park, community center, playground, recreation center, or similar; premises licensed for the sale or distribution of alcoholic beverages.	Applicant					
											Official Use					
Additional Requirements for an Arcade																
92.										Distance to nearest property line of any existing primary or secondary school.	Applicant					
											Official Use					

LAND USE REGULATIONS

94 Attachment 2

Township of Evesham

Land Use Board Application Checklist [Added 2-8-2023 by Ord 3-2-2023]

APPLICANT Enlighten Health BLOCK 3 LOTS 2.02 DATE _____

1. Application Form(s) and Checklist

a. Originals: Application Form, Checklists, Reports (Environmental, Traffic, Stormwater, etc), Plans, W9, Agreement to pay fees/escrow agreement and all other initial submittals with signatures.

b. Application Packet Copies (do not include the W9): Major Site Plans and Subdivisions twenty (20) copies, for all other applications seventeen (17) copies. Reports; two (2) copies of stormwater management reports, two (2) copies of Environmental reports (ESA, Phase 1 etc), and one (1) copy of traffic report. One (1) digital copy of the application packet on a USB drive or equivalent.

Major Site Plans and Major Subdivisions: Of the required 20 sets of plans at least nine (9) should be full size, the remaining eleven (11) may be reduced size. For example, no smaller than: 11"x17"

Minor Site Plans, Minor Subdivisions, and other applications: Of the required 17 sets of plans at least 6 should be full size, the remaining 11 may be reduced size. For example, no smaller than: 11"x17"

2. Application Fees as required; see code 94-10B. including the Fire District review fee as applicable 94-10B.(14)

3. Escrow deposit as required; see code 94-10

4. Certification signed by the Tax Collector (See application packet)

5. Subdivision/Site Plan prepared by a licensed professional containing the following items:

Development Name of Subdivision/Site Plan

Name, address, telephone number and email address of applicant

Name, address, telephone number and email address of owner

Name, address, telephone number, email address, signature and license number of applicant's professional preparing the plan

New block and lot numbers and street identification numbers as approved by the Tax Assessor

N/A Proposed street names when new road(s) are proposed as approved by the Tax Assessor

Title block showing the type of application, date of preparation of plan, revisions dates, Tax lot block and lot number and street address

List of all property owners within 200 feet of property

Scale, written and graphic

North arrow

Key Map at not more than 1"-2,000', showing tract boundaries, zone district lines, soils, tax lot

Schedule of zoning district regulations

Acreage of tract to the nearest tenth of an acre

- ✓ Existing and proposed rights-of-way and/or easements on and within 200 feet of tract boundary, including dimensions of rights of ways and pavement widths
 - ✓ Existing and proposed contours, extending 200 feet beyond the property boundary
 - ✓ Size and location of any existing or proposed uses or structures (including wells and septic) with all setbacks dimensioned, including any buildings or structures to be removed
 - ✓ Gross floor area and floor area ratio
 - ✓ Square footage allocation of uses per building
 - ✓ Distance between buildings
 - NA Multiple buildings identifiers with letters or numbers
 - ✓ Construction Details
 - NA Cross sections of all drainage systems
 - NA Road and paving cross sections and profiles
 - NA Details for all roads, sidewalks, stormwater management, water supply and sanitary sewer
 - ✓ Finished spot elevations for all building corners and property corners
 - ✓ Finish floor elevations for all buildings
 - ✓ Sight identification sign(s) and directional signs including for each sign location, elevation, materials, color, copy and style of lettering, lighting and square footage of signs
 - ✓ Location and details of enclosures for solid waste and recyclable containment
- ✓ 6. Current Property Survey prepared by a New Jersey licensed land surveyor showing all existing improvements to the property including wooded areas, specimen trees of eight inches or more in diameter measured four feet above ground and other significant physical features.
- W 7. Tree Protection Management Plan as required by section 62-56.E
- W 8. Traffic Impact Study prepared by a New Jersey licensed engineer for all site plans and major subdivisions as required by section 15-25 through 29 – two copies plus one electronic copy.
- W 9. Environmental Assessment Report as required by section 94-24 through 29 – two copies plus one electronic copy
- W 10. Environmental Impact Report including a Cultural Resource Survey for all site plans, major subdivisions, and planned development as required by sections 94-13 through 17 – two copies plus one electronic copy.
- NA 11. For a Subdivision, if the plat is to be filed, a plan prepared in accordance with the Map Filing Law
- NA 12. For a Subdivision, proposed lot lines, area of lots in square feet and setback lines.
- ✓ 13. Utility plan showing sanitary sewer, water, stormwater management and waste disposal.
- ___ 14. Vehicular and Pedestrian circulation patterns and Parking plan showing the following information:
- ✓ Parking Spaces (size and type)
 - ✓ Aisle widths, islands, curb cuts (all dimensions)
 - ✓ Drives, driveways, and all ingress and egress areas and dimensions
 - ✓ Distance between parking areas and driveways to nearest property lines
 - ✓ Number of parking spaces per row
 - ✓ Schedule of number of parking stalls per use required by ordinance and the number of parking stalls proposed
 - ✓ Radii for all turning areas and drive aisles/access ways for designated design vehicles (including but not limited to trash truck and fire vehicles)
 - ✓ Location and dimension of adjacent and opposite driveway and street intersections
 - ✓ Location of traffic control devices including signs, pavement markings, parking prohibitions and fire lanes
 - NA Location and dimension of loading and unloading zones
 - ✓ Traffic control signs and details
- ✓ 15. Architectural elevations for all sides of buildings indicating height from grade, roof pitch, roof mounted utilities, signs and materials in color.

- ✓ 16. Floor Plans for commercial and multi-family developments.
- ✓ 17. Copy and/or delineation of any existing or proposed deed restrictions and covenants.
- ✓ 18. Any existing or proposed easement or land reserved for or dedicated to public, utility or conservation use or restricted by reason of wetlands or wetlands buffers and any organization for the ownership and maintenance of open space required by MLUL.
- ✓ 19. Sight triangles.
- NA 20. Development Stages or staging plans/phasing plan.
- NA 21. Soil Erosion and Sediment Control Plan including general soil information and location of soil borings
- NA 22. Drainage Plan and Calculations showing the existing and proposed systems of drainage, detailed engineering design of proposed system of drainage, drainage area map for existing and developed site conditions including the contributing area to each inlet or cross drain, with Attachment D - Major Development Stormwater Summary. See Article IV Design, Installation, Operational Performance Standards and Maintenance of Stormwater Facilities and Stormwater Management Systems for additional checklist required items (Site Development Stormwater Plans and reports for both Pinelands or Non-Pinelands areas should be included in the initial hard copy and e-copy submission).
- NA 23. Open Space Plan showing the proposed land area of parks, conservation areas, improvements proposed and plans for the operation and maintenance of open space areas.
- NA 24. Reserved
- NA 25. Reserved
- ✓ 26. Landscape Plan and Details indicating the proposed grading, location of landscape areas, underground utilities; sight triangles; location, size and species of existing trees having a 5"dbh or greater; trees to be removed; tree protection management; list of all plant material to be used including both botanical and common names, quantity and size at time of planting, root condition or container for each plant and planting details.
- ✓ 27. Lighting Plan and Details including location, height, light distribution and catalogue cut for each light fixture
- ✓ 28. List of required regulatory approvals or permits and copy of application to outside agencies
- NA 29. List of requested design waivers
- NA 30. If development is located in the Pinelands area of the Township, a Pinelands Certificate of Filing is required.
- NA 31. If public water and sanitary sewer are not available, details for well and septic are required
- ✓ 32. Completed Green Development Checklist (Chapter 94, Attachment 5)
- NA 33. Evidence of submission of application to the Evesham Municipal Utilities Authority (or indicate if not applicable)

Please indicate your compliance as follows:

✓ indicates included with submission; NA indicates not applicable; W indicates waiver is requested

Attachment D – Major Development Stormwater Summary

General Information			
1. Project Name: Enlighten Health & Wellness			
2. Municipality: Evesham Township	County: Burlington	Block(s): 3	Lot(s): 2.02
3. Site Location (State Plane Coordinates – NAD83):		E: 368490.85	N: 387485.05
4. Date of Final Approval for Construction by Municipality: Date of Certificate of Occupancy:			
5. Project Type (circle all that apply): Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Other (please specify) _____			
6. Soil Conservation District Project Number: Not Applicable			
7. Did project require NJDEP Land Use Permit?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Land Use Permit #:
8. Did project require the use of any mitigation measures? If yes, which standard was mitigated?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Site Design Specifications	
1. Area of Disturbance (acres): 0.05 AC	Area of Proposed Impervious (acres): 0 AC Net Addition
2. List all Hydrologic Soil Groups: B & C	
3. Please Identify the Amount of Each Best Management Practices (BMPs) Utilized in Design Below:	
Bioretention Systems _____	Constructed Wetlands _____
Dry Wells _____	Extended Detention Basins <input checked="" type="checkbox"/> (EXISTING FACILITY)
Infiltration Basins _____	Combination Infiltration/Detention Basins _____
Pervious Paving Systems _____	Sand Filters _____
Grass Swales _____	Subsurface Gravel Wetlands _____
	Other _____
	Vegetative Filter Strips _____
	Wet Ponds _____
	Manufactured Treatment Devices _____

Storm Event Information			
Storm Event: Rainfall (inches and duration)	2 yr.: _____	10 yr.: _____	
	100 yr.: _____	WQ DS: _____	
Runoff Computation Method (circle one):			
NRCS: Dimensionless Unit Hydrograph	NRCS: Delmarva Unit Hydrograph	Rational	Modified Rational
Other: _____			

Basin Specifications (answer all that apply) *If more than one basin, attach multiple sheets*			
1. Type of Basin:	Surface/Subsurface (circle one)		
2. Owner (circle one):	Public <input type="checkbox"/>	Private: If so, Name: _____	Phone number: _____
3. Basin Construction Completion Date:			
4. Drain Down Time (hr.):			
5. Design Soil Permeability (in./hr.):			
6. Seasonal High Water Table Depth from Bottom of Basin (ft.):		Date Obtained:	
7. Groundwater Recharge Methodology (circle one):	2 Year Difference	NJGRS	Other NA
8. Groundwater Mounding Analysis (circle one): Yes No If, Yes Methodology Used:			
9. Maintenance Plan Submitted: Yes No Is the Basin Deed Restricted: Yes No			

Comments: _____

Name of Person Filling Out This Form: _____
 Title: _____

Signature: _____
 Date: _____

Basin Specifications (answer all that apply)				
If more than one basin, attach multiple sheets				
10. Type of Basin:	Surface/Subsurface (circle one)			
11. Owner (circle one):	Public	Private: If so, Name:	Phone number:	
12. Basin Construction Completion Date:				
13. Drain Down Time (hr.):				
14. Design Soil Permeability (in./hr.):				
15. Seasonal High Water Table Depth from Bottom of Basin (ft.):			Date Obtained:	
16. Groundwater Recharge Methodology (circle one):	2 Year Difference	NJGRS	Other	NA
17. Groundwater Mounding Analysis (circle one):	Yes	No	If, Yes Methodology Used:	
18. Maintenance Plan Submitted:	Yes	No	Is the Basin Deed Restricted:	Yes No

Basin Specifications (answer all that apply)				
If more than one basin, attach multiple sheets				
19. Type of Basin:	Surface/Subsurface (circle one)			
20. Owner (circle one):	Public	Private: If so, Name:	Phone number:	
21. Basin Construction Completion Date:				
22. Drain Down Time (hr.):				
23. Design Soil Permeability (in./hr.):				
24. Seasonal High Water Table Depth from Bottom of Basin (ft.):			Date Obtained:	
25. Groundwater Recharge Methodology (circle one):	2 Year Difference	NJGRS	Other	NA
26. Groundwater Mounding Analysis (circle one):	Yes	No	If, Yes Methodology Used:	
27. Maintenance Plan Submitted:	Yes	No	Is the Basin Deed Restricted:	Yes No

Basin Specifications (answer all that apply)				
If more than one basin, attach multiple sheets				
28. Type of Basin:	Surface/Subsurface (circle one)			
29. Owner (circle one):	Public	Private: If so, Name:	Phone number:	
30. Basin Construction Completion Date:				
31. Drain Down Time (hr.):				
32. Design Soil Permeability (in./hr.):				
33. Seasonal High Water Table Depth from Bottom of Basin (ft.):			Date Obtained:	
34. Groundwater Recharge Methodology (circle one):	2 Year Difference	NJGRS	Other	NA
35. Groundwater Mounding Analysis (circle one):	Yes	No	If, Yes Methodology Used:	
36. Maintenance Plan Submitted:	Yes	No	Is the Basin Deed Restricted:	Yes No

Name of Person Filling Out This Form: _____

Signature: _____

Title: _____

Date: _____

Green Development Checklist
Evesham Township, Burlington County

Completion of the checklist by applicants for minor site plan*, major site plan, minor subdivision and major subdivision is mandatory; however compliance with the items on the checklist is voluntary. The intent of the green development checklist is to create an opportunity to discuss municipal green design objectives with the development community. Initially the checklist will facilitate communication about green design and development, and make these items part of the land development dialogue. The submission of the checklist by applicants will enable data collection and assessment by the Township. The data collection and dialogue may lead to incorporation of green design elements into the land development ordinances in the future.

* Applicants eligible for administrative review pursuant to section 127-2D are not required to submit the Green Development Checklist.

The intent of the checklist questions is to demonstrate the development’s potential to incorporate green design features that improve environmental and economic sustainability, improve energy efficiency, reduce the consumption of energy, reduce emissions, improve air and water quality, reduce solid waste, conserve natural resources, and increase the physical and mental health and comfort of residents and workers in the Township. Please elaborate in a narrative form on any items that merit additional description.

Name of Applicant	Enlighten Health & Wellness LLC
Address of Project	781 Route 70 West
Block and Lot	Block 3, Lot 2.02
Application Number	

Assessment Programs	YES	NO	Description
Is the project aiming for Leadership in Energy and Environmental Design (LEED) certification? Indicate type and level of certifications		✓	The building and majority of parking area will exist as is.
Is the project aiming for any green accreditation such as Energy Star Label, National Green Building Standard?		✓	
Context	YES	NO	Description
Does the proposal improve the relationship of the site to the surrounding neighborhood, streetscape, and civic/public spaces?	✓		New Lansdscaping
Is the site a redevelopment, brownfield, greyfield, or infill location?		✓	
Is the site served by or does it enhance pedestrian, bicycle, public transportation networks?		✓	Will remain unchanged
Will the roads within the development be designed as “complete streets” or will site contribute to the provision of “complete streets” along the frontage?		✓	Will remain unchanged

Does the development include historic preservation or adaptive reuse of existing buildings/facilities?	✓		Adaptive reuse of existing Diner
Does the building's location, scale, or use support historic building conditions off site within the neighborhood?		✓	N/A
Does the development provide a mix of uses?		✓	Single tenant building will remain unchanged
Does the development diversify the housing stock by type and/or income?			N/A
Does the development provide or enhance civic and public spaces?			N/A
Does the project preserve natural features and landscapes and integrate or connect them to a broader ecological network?	✓		
Does the site provide or enhance recreation facilities or parks?			N/A
Does the project provide shared parking, priority parking for LEVs, provisions for bicycle storage?	✓		
Does the project protect or enhance open space and natural features?	✓		
Site Development	YES	NO	Description
Does the design minimize site disturbance during construction?	✓		
Are there low impact design features? Bio-swales Rain gardens Green roofs Pervious pavement Green walls Indigenous plant species Water efficient landscape practices		✓	
Does the site improve water quality through stormwater management?		✓	The site contains existing improvements which will largely remain unchanged.
Is there onsite management of vegetative waste?		✓	Will remain unchanged
Are conservation management strategies in place for habitat, wetlands, water bodies?			N/A
Does the site minimize heat island effects through reduced paving, improved landscaping, other methods?	✓		The site contains existing improvements which will largely remain unchanged.
Does the site encourage alternatives to fossil fueled single occupancy vehicles (shared parking, priority parking for LEVs, vehicle charging stations, etc)?	✓		The site contains existing improvements which will remain unchanged. EV charging station and spaces are proposed.
Does the site include public art or opportunities for civic events?		✓	
Does the site include light pollution reduction and energy efficient site lighting and controls?	✓		

Green Building	YES	NO	Description
Is the building oriented to maximize the benefits of day lighting and energy?	✓		The site contains existing improvements which will largely remain unchanged.
Is the scale of the building appropriate to the neighborhood context?			N/A. The site contains existing improvements which will largely remain unchanged.
Does the building employ water conservation features (low flow fixtures, waterless urinals, sensor-controlled faucets)?		✓	The site contains existing improvements which will largely remain unchanged.
Does the building incorporate rainwater, gray water, storm water capture and reuse?		✓	
Does the building reduce energy usage through efficient heating and cooling, geothermal technology, enhanced day lighting, efficient lighting, occupant controls of HVAC?	✓		
Does the building include onsite energy generation? Solar? Wind? Geothermal?		✓	The site contains existing improvements which will remain unchanged.
Does the project incorporate Energy Star labeled products?	✓		
Is natural ventilation and efficient use of outdoor air during heating and cooling periods utilized?		✓	The site contains existing improvements which will remain unchanged.
Are there other measures to improve indoor air quality?		✓	
Is an existing building being reused? What percent?	✓		100 %
Is there a waste management plan for recycling/reuse of construction waste?		✓	
Are recycled materials or materials containing recycled content being used for the construction or renovation?		✓	
Are building materials sourced within the region (a +/-150mile radius)?		✓	