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**RESOLUTION NO. 2022-PB-16
EVESHAM TOWNSHIP PLANNING BOARD
IN THE MATTER OF EVESHAM TOWNSHIP
ENLIGHTEN HEALTH & WELLNESS, LLC
APPLICATION NO. P22-07
DECIDED ON OCTOBER 6, 2022
MEMORIALIZED ON NOVEMBER 3, 2022
PRELIMINARY AND FINAL SITE PLAN APPROVAL
FOR A CONDITIONAL USE WITH
ANCILLARY BULK VARIANCE RELIEF**

WHEREAS, an application for preliminary and final site plan approval for a conditional use with ancillary bulk variance relief has been made to the Township of Evesham Planning Board (hereinafter referred to as the “Board”) by Enlighten Health & Wellness, LLC (hereinafter referred to as the “Applicant”) on lands known and designated as Lot 2.02 in Tax Block 3 as depicted on the Tax Map of the Township of Evesham (hereinafter “Property”), and more commonly known as 781 Route 70 West in the C-1 (Commercial) Zone District and Evesham Crossroads Overlay Zone (EVCO) District; and

WHEREAS, a public hearing was held on October 6, 2022 after the Board determined it had jurisdiction; and

WHEREAS, the Applicant was represented by Timothy Prime, Esq.

WHEREAS, a complete application has been filed, the fees as required by Township Ordinance have been paid, and it otherwise appears that proper notice has been published and the jurisdiction and powers of the Board have been properly invoked and exercised

NOW, THEREFORE, the Board makes the following findings of fact based on evidence presented at its public hearing, at which a record was made.

1. The subject Property contains 2.54 acres with frontage on NJ Route 70 West in Commercial-1 (C-1) Zoning District, as well as the Evesham Crossroads Overlay Zone (EVCO) District. The subject Property is improved with 6,024 square foot building that was previously

occupied by the “Marlton Diner,” and has access to Route 70 through a shared driveway with the adjacent Pep Boys commercial use on Lot 2.01.

2. The adjacent parcels to the west, south, and east are located in the C-1 and EVCO Zoning Districts as well. A Sammy’s Express Carwash is located to the west. The Republic Bank is located to the south across Route 70 and Pep Boys located to the east. The parcels to the north are within the AH-1 Affordable Housing 1 residential zoning district.

3. The Applicant proposes to renovate the existing building façade and interior with other site improvements including the addition of a loading space, updated ADA parking, lighting and landscaping as well as repairing the trash enclosure for use as a Cannabis Retail establishment.

4. A Cannabis Retailer is a conditionally permitted use when authorized by the Board within the Evesham Crossroads Overlay District and is subject to the requirements of the Cannabis Use Standards, §161-1C.(22). The subject Property has existing non-compliant zoning conditions for the front parking setback, where 50’ is required, but 39’ exists and the screening buffer to non-residential use, where 15’ is required, and 0’ exists due to the shared access driveway. A new bulk variance is required for maximum fence height (security area), where 6’ is permitted, and 8’ is proposed.

5. Counsel for the Applicant, Timothy Prime, Esq. explained that the Applicant was seeking to reuse the existing diner building for a cannabis retailer. He explained that the traffic impact would not be appreciably different than the former diner and that NJDOT would issue a Letter of No Interest. He stated that the Applicant was seeking variance relief to permit the existing front parking setback and buffer because of the shared access driveway. Mr. Prime explained that the building was constructed before the existing zoning conditions but had met the zoning conditions when it was built. A certification of non-conformity, however, was never obtained. He

stated that the Applicant was seeking a new variance to permit the height of the fence, where a maximum of 6' was permitted, and the Applicant was proposing an 8' foot high fence for the security area. Mr. Prime stated that the Applicant could construct a 6' foot fence if the Board insisted.

6. The Applicant's Engineer, Chirag v. Thakkar, PE, LEED, AP testified that the subject Property contained 2.54 acres with the Pep Boys use on the neighbor's lot. He stated that the existing diner building contained approximately 6,000 square feet with 72 parking spaces. Mr. Thakkar explained that the access driveway to Route 70 was a right-turn in and a right-turn out. He further stated that a cross access easement with the Pep Boys. Mr. Thakkar testified that the Applicant was not proposing any changes to the access or the footprint of the building. He further stated that the proposed use would reduce traffic. Mr. Thakkar then testified that the internal drive aisles would be reconfigured and that the impervious coverage of the pavement would be reduced by 288 square feet. He stated that the trash enclosure would also be repurposed.

7. Mr. Thakkar further testified that the existing stormwater system would remain the same, but would be repaired. He stated that the existing landscaping would also remain with a tree canopy along the western and northern property lines. Mr. Thakkar next explained that the existing landscaped area consist of 64,000 square feet which is shown in green color on site plan, which would remain along with landscaping along the curbs and buffer to the west and rear. He stated that the lighting would be updated from the existing 1980s lighting to modern LED goose neck lighting, which was similar to the lighting at Chase Bank.

8. The Applicant's Traffic Engineer, Dave Horner, PE testified that the proposal represented an adaptive use. He stated that he had conducted a Traffic Trip Report dated July 7, 2022. Mr. Horner testified that there was no change to the existing trip generation. He further

opined that the proposed use would reduce the number of trips during the morning peak by 20 trips, but it would increase the number of trips during the evening peak by 9 trips. Mr. Horner also informed the Board that he had submitted a request for a Letter of No Interest from the NJDOT. He stated that the number of parking spaces was adequate and that the ITE recommended a minimum of 43 parking spaces where 64 were being proposed. He stated that the cross-access easement with Pep Boys would not impact the traffic. Mr. Horner testified that the hours of operation would be 9 a.m. - 10 p.m., which was outside of the morning peak hours and compliant with Ordinance requirements.

9. Testimony was taken from Jim Sherrard, who identified himself as an expert on cannabis security and was the Applicant's Security Consultant. He stated that cannabis retailers are required to be highly secured. Mr. Sherrard explained that the State CRC regulations require surveillance cameras anywhere cannabis may be or could be on the subject Property. He explained that access to the building would be controlled with a swipe card and that there would be a vestibule, or "man trap," that would prevent unauthorized access. Mr. Sherrard further testified that an employee would check the ID of the customer while they were in the vestibule and then would be buzzed in. He stated that the back of the house would also be access controlled. Mr. Sherrard also explained that there would be an advanced intrusion alarm. He stated that he had consulted the chief of police on the security measures. He stated that all employees would have formal security training. He further stated that specialized security performed by a third-party company that was licensed by the State Police would also be on-site. Mr. Sherrard explained that the alarm procedure would include a recall list to the company and that false alarms would be shut off from in house so as to not disturb Township police unnecessarily.

10. The Applicant's Planner, Leah Furey Bruder, PP, AICP, testified that the conditional use was governed by §161-1C.(22) of the Township Ordinance. She stated that the proposal satisfied all conditional use requirements and was therefore permitted. Ms. Bruder then addressed the specific conditions. She stated that the front door was separated from any behavioral health care or residential medical detoxification center by more than 250 feet. The closest behavioral health care or detoxification center was in Cherry Hill at least 6,500 feet away. She stated that the closest one in the Township was 15,000 feet away. Ms. Bruder testified that the front door was separated from any residential district use by 252 feet. She stated that the front door was also separated from any place of worship by 1,500 feet. The cannabis retail store was not closer than 1,000 feet to a school, college, or childcare. She also stated that the closest child-care center was in Cherry Hill at 4,100 feet and the closest in the Township was 6,500 feet. Ms. Bruder also confirmed that the cannabis retail store was not closer than 500 feet to a public park or public building. She stated that the on-site security was adequate as depicted on the site plan, report, and testimony. She stated that an odor control statement would also be submitted. She stated that the odor would be contain internally and use recirculation. Ms. Bruder also confirmed that the retail store would be licensed by the State and all employees would be qualified for licensure.

11. Ms. Bruder further testified that the Applicant was seeking bulk variance relief for existing conditions that were part of the original Denny's restaurant constructed in the 1980s, which subject Property being zoned C-1. She stated that the diner that replaced the Denny's required a site plan which was memorialized in a Resolution in 2000, which also pre-dated the C-1 Zone. Ms. Bruder explained that the existing conditions included the buffers and the setback of the parking lot to Route 70.

12. Ms. Bruder next testified that the Applicant was seeking variance relief to construct a new eight (8) foot fence where a maximum height of six (6) feet was permitted. She explained that the eight (8) foot fence would provide a secure delivery unloading area. Ms. Bruder explained that the fence would promote the public welfare by creating a secure place for deliveries, which would advance purpose a) of the MLUL. She further stated that the taller fence would advance the visual appearance by screening delivery vans. Ms. Bruder testified that the fence would not negatively impact the area because it only encloses a small area, not the entire property. She stated that the fence meets all setbacks.

13. Ms. Bruder further explained that the existing free-standing sign would be reused. She testified that the aesthetic of the building would be improved from its existing appearance. Ms. Bruder stated that the awnings would be replaced with a standing seam metal roof. The color palette would include black, silver, grey, and charcoal. She agreed to submit the color palette to the Board. Ms. Bruder then confirmed that the proposed sign on the building would comply with ordinance requirements, which permits a maximum size of 80 square feet or 15% of the building façade, whichever ever was smaller. She explained that 15% of the building façade would be 148 square feet, so the maximum permitted size was 80 square feet. She then explained that the proposed sign was 74 square feet and consisted of channel letters. Ms. Bruder introduced a Sign Exhibit as Exhibit A-9, which depicted the letters “ENLIGHTEN” with the word “Dispensary” below.

14. Ms. Bruder next testified that the trash enclosure at the rear of the subject Property was in poor condition and would be repaired. She explained that the trash enclosure was masonry and that new gates would be installed. Ms. Bruder explained that the cannabis waste would be kept separate and securely within the building. She stated that the second trash enclosure that

straddled the property line was owned by Pep Boys, and the Applicant agreed to work with Pep Boys on removing the tires on-site.

15. Ms. Bruder stated that the lighting proposed would use alternative fixtures, such as the designs at Renaissance Square and Chase Bank.

16. Mr. Prime added that the Applicant has experience of operating other cannabis retail facilities. He stated that the Applicant already operated twelve (12) cannabis retail locations in six (6) different states. He argued that the proposal was a benefit to the Township.

17. The Board Planner, Scott Taylor, P.P., advised that cannabis retailer is a conditional use in the EVCO Zone. He explained that based on his own analysis, he had no concern with the testimony provided. He advised that the proposed use satisfied all conditional use standards. Mr. Taylor stated that the Applicant had agreed to comply with the comments on his report dated October 1, 2022. He advised that based on the Applicant's response letter, the Applicant had agreed to work with the Board professionals on a house side shield to avoid lighting the green areas. He explained that the lighting plan did indicate that the footcandles at the buffer was 0.0, but the house side shield would further reduce glare impacts on adjacent properties. Mr. Taylor advised that he concurred that the variance for the fence could be granted. He explained that the ordinance anticipated fences would be at the property line, however, the proposed fence was closer to the building and was within the setbacks of the building. Mr. Taylor explained that if the Applicant proposed walls with a roof instead of a fence, it would comply with the zone ordinance. He further advised that the fence promotes the CRC regulations and State policy.

18. The Board Engineer advised that the Applicant had addressed most of the comments in his report dated October 4, 2022. He explained that the revised plans had addressed his comments. Mr. Prime added that the Applicant agreed to comply with the ERI letter and that

Comment 14 would be addressed by the Letter of No Interest from the NJDOT. The Board Engineer asked for further testimony on how the traffic would interact with traffic from Pep Boys during Saturday hours.

19. Mr. Horner testified that most of the traffic would not go through the Pep Boys parking lots, although some will. He explained that the traffic from the previous diner was more than the proposed cannabis retailer as the diner was open 24/7. He explained that the traffic route through the Pep Boys parking lot to the subject Property was not a straight route.

20. In response to questions from the Board Attorney, Mr. Horner explained that the actual parking spaces on the subject Property was 64, but with the EV charger credit, the actual number of parking spaces was 66. He stated that he did not know how many parking spaces were on the Pep Boys property. After some discussion, it was determined that the easement permitted non-exclusive use of the parking lot, so the total available parking spaces was unknown, but was greater than 66 when combined with Pep Boys.

21. The Board Environmental Engineer advised that the Applicant had submitted a response letter and agreed to address the comments in his September 30, 2022 Report. He stated that the Applicant was working on asbestos, waste, and other hazardous material inspections. He stated that the Applicant agreed to decommission the grease trap at the rear of the diner. Mr. Prime added that the old car and paint on-site would be removed in order to obtain construction permits and he agreed to submit proof of their removal to the Board once completed.

22. The Board Environmental Engineer also advised that the Applicant had agreed to address the comments of the Environmental Commissions September 12, 2022 and October 3, 2022 Reports. He stated that the Applicant had also agreed to update the landscape plan with native

vegetation. He also advised that the Environmental Commissions request for a pollinator meadow was removed per the October 3, 2022 Report.

23. In response to questions from the Board, Mr. Prime explained that “Enlighten Dispensary” was the trade name of the Applicant. After some discussion, Mr. Prime stated that the Applicant agreed to remove the word “Dispensary” from the sign.

24. In response to further questions from the Board, Ms. Bruder explained that the fence would be chain linked, which was more secure than vinyl. She explained that the Applicant would work with the Board professionals on determining a fabric cover to improve the aesthetics and screening of the chain linked fence. The Board Planner added that the chain link fence was all black, not galvanized, so it would blend into the building better.

25. In response to further questions from the Board, Mark Steinmetz, a minority member and consultant of the Applicant testified that lines of people waiting to enter a cannabis retailer tended to be caused by an insufficient amount of product. He explained that the proposal was for a 6,000 square foot retail building, which was large for a cannabis retailer. Mr. Steinmetz further testified that the man trap vestibule was designed for one person at a time to process their ID. He stated that considering the size of the building, he did not anticipate lines of people outside the building.

26. In response to questions from the Board Attorney, Mr. Steinmetz further explained that when medical cannabis was only permitted, lines were an issue, such as the medical cannabis retailer in Gloucester City. He explained that the issue with medical cannabis was the limited product. He stated that the CRC regulations addressed the issue.

27. In response to further questions from the Board, Mr. Steinmetz explained that there were not separate lines for medical and recreational cannabis, just that access to the building was

limited to adults only. He explained that there were not any medical retailers in the area. Mr. Steinmetz testified that medical users come to a cannabis retailer to purchase cannabis similar to any over-the-counter medicine and they do not need a prescription. He also explained that the product arrived to the retailer pre-package. Mr. Steinmetz explained that the truck would enter the gated area, the gate would then be secured, then the truck would be unloaded, and the product was stored in a safe. He stated that the truck was unmarked.

28. In response to further questions from the Board, Mr. Steinmetz stated that there was no regulation limiting the number of customers in the store other than the fire code. He stated that being a large store, there would not be a line outside.

29. In response to questions from the Board, Ms. Bruder explained that the conditional use standard for distance to a playground was specifically distance to a public playground. She explained that if the apartment complex nearby had a playground, it was a private playground and not subject to the standard.

30. In response to further questions from the Board, Mr. Steinmetz stated that the EV parking spaces were regulated by the State. He also explained that the Applicant had a zero-tolerance policy on loitering, which would be enforced by security. Mr. Steinmetz explained that there were several surveillance cameras to help enforce that policy.

31. In response to further questions from the Board, Mr. Steinmetz explained that inventory would be monitored daily. He stated that the product would also be rationed before running out. Mr. Prime added that the Township Ordinance permitted five (5) cannabis retailers within the Township, so there was an expectation of more competition to diffuse any lines of people outside.

32. In response to questions from the Board Attorney, Mr. Steinmetz explained that customers could pre-order, but not pre-pay. He explained that when they pre-order, their order would be ready to be picked up similar to a prescription at a pharmacy. Mr. Steimetz also testified that he expected 10-15% of orders would be delivery once the business had established itself in the community. He explained that deliveries would be done by an unmarked compact car that would be stored overnight in a regular parking space at the rear of the building.

33. Mr. Steinmetz further stated that he hoped to open as soon as possible, but considering supply chain and contractor issues, he anticipated opening within six (6) months. He testified that the closest presently operating cannabis retailer was located in Edgewater Park and Bellmawr. He further agreed to work with Pep Boys on removing the tires around the shared trash enclosure. The Board Environmental Engineer added that the storage of tires was in violation of NJDEP regulations and fire code.

34. Mr. Steinmetz then testified that it was common practice among the cannabis retailers that he was involved in to conduct community outreach programs and help educate the public on cannabis.

35. The hearing was then opened to the public at which time Ilya Vassailo, 5 Bull Court, identified herself as the chair of the Environmental Commission. She thanked the Applicant for agreeing to comply with the Environmental Commission's comments. She asked how the stormwater inlet of the Pep Boys property would be impacted and how it would be maintained. Mr. Prime explained that the Applicant would be active in maintaining the stormwater inlet basin now that the subject Property would no longer be abandoned.

36. No members of the public expressed an interest in the application.

NOW, THEREFORE, the Board makes the following conclusions of law, based on the foregoing findings of fact.

The Board first addresses jurisdiction. The Board finds that the Applicant in this instance meets all of the conditional use standards required by the Ordinance and therefore does not require variance relief pursuant to N.J.S.A. 40:55D-70d(3). The application therefore proposes a permitted use and this Board is properly vested with jurisdiction.

Although the Applicant has proposed a permitted conditional use, bulk variance relief is required. The Municipal Land Use Law, at N.J.S.A. 40:55D-70c provides Boards with the power to grant variances from strict bulk and other non-use related issues when the applicant satisfies certain specific proofs which are enunciated in the Statute. Specifically, the applicant may be entitled to relief if the specific parcel is limited by exceptional narrowness, shallowness or shape. An applicant may show that exceptional topographic conditions or physical features exist which uniquely affect a specific piece of property. Further, the Applicant may also supply evidence that exceptional or extraordinary circumstances exist which uniquely affect a specific piece of property or any structure lawfully existing thereon and the strict application of any regulation contained in the Zoning Ordinance would result in a peculiar and exceptional practical difficulty or exceptional and undue hardship upon the developer of that property. Additionally, under the c(2) criteria, the applicant has the option of showing that in a particular instance relating to a specific piece of property, the purpose of the act would be advanced by allowing a deviation from the Zoning Ordinance requirements and the benefits of any deviation will substantially outweigh any detriment. In those instances, a variance may be granted to allow departure from regulations adopted, pursuant to the Zoning Ordinance.

Those categories specifically enumerated above constitute the affirmative proofs necessary in order to obtain “bulk” or (c) variance relief. Finally, an applicant must also show that the proposed variance relief sought will not have a substantial detriment to the public good and, further, will not substantially impair the intent and purpose of the zone plan and Zoning Ordinance. It is only in those instances when the applicant has satisfied both these tests, that a Board, acting pursuant to the Statute and case law, can grant relief. The burden of proof is upon the applicant to establish these criteria.

The Board finds that the Applicant has satisfied the positive criteria. The Board finds that the front setback of the parking lot and the screening buffer to a non-residential use are pre-existing. The Applicant has not obtained a certification of pre-existing non-conformity pursuant to N.J.S.A. 40:55D-68. The Board, therefore, cannot formally identify those violations as non-conforming as defined by the MLUL. The Board does, however, find that these characteristics help to create a logical lot layout which provides a safe environment for the public as well as efficient internal circulation. The Board also finds that fence will promote public safety and the general welfare by securing and screening cannabis deliveries. The building design also creates a desirable visual environment. The Board therefore concludes that the goals of planning enumerated in the Municipal Land Use Law at N.J.S.A. 40:55D-2 have been advanced. The positive criteria pursuant to N.J.S.A. 40:55D-70c(2) has therefore been satisfied.

The Board also finds that the negative criteria has been satisfied. As previously stated, the existing parking lot setback and screening buffer have existed for over 30 years and has not had any substantial negative impact. The Board finds that the proposed fence is within the building’s setbacks and would seamlessly blend in with the building. The proposed development is further a conditionally permitted use and the variance relief will not result in any additional traffic, noise or

odors not already contemplated by the Redevelopment Plan or Ordinance. The Board therefore finds that the proposed variance relief will not result in substantial detriment or impairment of the zone plan, zoning ordinance or public welfare. The Board concludes that the negative criteria pursuant to N.J.S.A. 40:55D-70c(2) has been satisfied.

The Board concludes that the positive criteria substantially outweighs the negative criteria and that variance relief pursuant to N.J.S.A. 40:55D-70c(2) may be granted.

The Board finds that with the exception of the above referenced relief, the Applicant has complied with all zoning, site plan and design ordinance requirements. Preliminary site plan approval pursuant to N.J.S.A. 40:55D-46 and final site plan approval pursuant to N.J.S.A. 40:55D-50 are therefore appropriate.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board that the application of the Township of Evesham for property known and designated as Lot 2.02 in Block 3 on the Tax Assessment Map of the Township of Evesham requesting land use relief and checklist waivers is determined as follows:

1. Conditional use approval pursuant to N.J.S.A. 40:55D-67;
2. Preliminary site plan approval pursuant to N.J.S.A. 40:55D-46;
3. Final site plan approval Pursuant to N.J.S.A. 40:55D-50; and
4. Variance relief pursuant to N.J.S.A. 40:55D-70c(2)

IT IS FURTHER RESOLVED that the above approvals are granted subject to the following terms and conditions:

1. The development of this parcel shall be implemented in accordance with the plans submitted and approved.
2. The Applicant shall comply with any terms and conditions contained in any Reports of the Board's Professionals.

3. The Applicant represents that all its representations and stipulations made either by the Applicant or on its behalf to the Township of Evesham Planning Board are true and accurate and acknowledges that the Land Use Board specifically relied upon said stipulations in the Board's granting of approval. If any representation or stipulation is false, this approval is subject to revocation.
4. This approval is granted strictly in accordance with any recommendations set forth on the record by the Planning Board at the time of hearing on October 6, 2022.
5. The Applicant shall submit a copy of the NJDOT's Letter of No Interest once received.
6. The Applicant shall submit a lighting plan subject to the review and approval of the Board's Professionals.
7. The Applicant shall execute a Title 39 Agreement with the Township.
8. The Electric Vehicle parking spaces shall be compliant with statutory requirements and subject to the review and approval of the Board's Professionals.
9. All signage shall comply with Ordinance requirements.
10. The Applicant shall use native species where practicable in the landscaping plan subject to the review and approval of the Board's professionals.
11. The Applicant shall comply with all Cannabis Regulation Commission (CRC) regulations.
12. The Applicant shall not use the terms "dispensary," "weed," "marijuana," "cannabis," or any other terms not permitted by the Township Ordinance on any signs. The signs shall be subject to the review and approval of the Board's professionals.
13. The trash enclosure which straddles the subject Property and the Pep Boys property shall comply with all Ordinance requirements. .
14. All tires and paint cans shall be removed from the subject Property.
15. The Applicant shall submit a house side shield lighting plan subject to the review and approval of the Board's Professionals.
16. The maintenance plan for the shared stormwater basin shall be subject to the review and approval of the Board Engineer and be memorialized in a recorded deed subject to the review and approval of the Board Attorney.

17. The Applicant shall submit proof of the removal of the old car and paint cans.
18. The Applicant shall confirm submission of a Noise and Odor Report.
19. The choice of fabric cover to accompany the chain link fence shall be subject to the review and approval of the Board's Professionals.
20. A color palette shall be submitted to the Board Planner.
21. The grease trap shall be decommissioned.
22. The access easement shall be submitted for review and approval of the Board Engineer and Board Attorney.
23. Payment of all fees, costs and escrows due or to become due. Any monies are to be paid within twenty (20) days of said request by the Board Secretary.
24. Certificate that taxes are paid current to date of approval.
25. Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Evesham, County of Burlington, State of New Jersey or any other jurisdiction.


RECORD OF VOTE FOR ACTION TAKEN						
BOARD	AYE	NAY	Abstain	Absent	Motion Made By	Second
Gene Friedman, Chairperson	X					
Mayor Jaclyn Veasy				X		
Councilman Eddie Freeman, III	X					
Elizabeth Costello, Vice Chairperson	X					
Patricia Everhart	X					
Craig Higginbotham	X					X
Lisa Killion-Smith	X					
Robert Sullivan	X					
David Touri	X				X	
Stephen Kavalkovich	X					
Victoria Smith						

I, Jennifer A. Newton, Secretary to the Planning Board of the Township of Evesham, County of Burlington, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of the action taken by the said Board at a meeting held at the Municipal Building, 984 Tuckerton Road, Marlton, New Jersey, on the 6th day of October, 2022.


 JENNIFER A. NEWTON, Secretary
 EVESHAM TOWNSHIP PLANNING BOARD

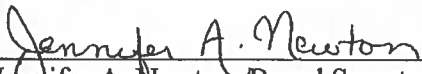
RECORD OF VOTE FOR ACTION TAKEN						
BOARD	AYE	NAY	Abstain	Absent	Motion Made By	Second
Gene Friedman, Chairperson	X					
Mayor Jaclyn Veasy						
Councilman Eddie Freeman, III						
Elizabeth Costello, Vice Chairperson	X			X		
Patricia Everhart	X					
Craig Higginbotham	X				X	
Lisa Killion-Smith	X					X
Robert Sullivan	X					
Stephen Kavalkovich				X		
Victoria Smith						

I, Jennifer A. Newton, Secretary to the Planning Board of the Township of Evesham, County of Burlington, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of the action taken by the said Board at a meeting held at the Municipal Building, 984 Tuckerton Road, Marlton, New Jersey, on the 3rd day of November, 2022.


 JENNIFER A. NEWTON, Secretary
 EVESHAM TOWNSHIP PLANNING BOARD

CERTIFICATION

The undersigned secretary certifies that the within Resolution was adopted by the Township of Evesham Planning Board on October 6, 2022 and memorialized herein pursuant to N.J.S.A 40:55D-10(g) on November 3, 2022.


Jennifer A. Newton, Board Secretary

2466492_1 EVEPB-028E Enlighten Health & Wellness, LLC Resolution Granting Preliminary & Final Site Plan Approval For a Conditional Use (P22-07) 11.3.22



Township of Evesham

"Respecting Diversity, Preserving Dignity"

Mayor Jaclyn Veasy - Councilwoman Heather Cooper - Councilman Joseph Fislaro - Councilwoman Krystal Hunter - Councilman Christian Smith

984 Tuckerton Road • Marlton • NJ 08053 • 856-983-2900 • www.evesham-nj.org

January 21, 2025

Attn: Tyler T. Prime, Esquire
Prime, Tuvel, & Miceli
14000 Horizon Way, Suite 325
Mt. Laurel, NJ 08054

**Re: Certified List of Evesham Owners within 200 feet of
Block 3 Lot 2.02**

Dear Applicant:

Please be advised that the Assessor's Office does not maintain ownership or location records on utility easements or right-of-ways. This office is only required to maintain records of the current owners of real property.

In order to comply with Chapter 245, P.L. 1991, any Utility Company that affects your property should be properly notified. Following is a list of Utility Companies, which serve Evesham Township.

Evesham Municipal Utility Authority
100 Sharp Road
Marlton, NJ 08053

Conectiv Real Estate Department
5100 Harding Highway, Suite 399
Mays Landing, NJ 08330

Public Service Electric & Gas
Manager-Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

Comcast Cable TV
P.O. Box 5025
Cherry Hill, NJ 08034

Verizon NJ
PO Box 2749
Addison, TX 75001

South Jersey Gas
1 So. Jersey Plaza, Route 54
Folsom, NJ 08037

Very truly yours,

Jonathan Unangst, CTA
Deputy Tax Assessor

Cc: Planning Board Secretary

OWNER & ADDRESS REPORT

EVESHAM TWP

200 FOOT LIST FOR BLOCK 3 LOT 2.02

01/21/25 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
3	1		4C	DREF BROOKVIEW APTS LLC PO BOX 209221 AUSTIN, TX 78720	125 CROPWELL ROAD NORTH	
3	2.01		4A	NNN REIT LP 450 S ORANGE AVE # 900 ORLANDO, FL 32801	775 ROUTE 70 WEST	
3	3		4A	SAMMYS EXPRESS CAR WASH MARLTON LLC 11 WINDENERE DR MOORESTOWN, NJ 08057	801 ROUTE 70 WEST	5 YR ABATEMENT
3.10	1		4C	MARLTON MEADOWS INV %METRO MGNT CRP PO BOX 446 NARBERTH, PA 19072	100 CONESTOGA DRIVE	ALSO SEE 3.01/42
3.10	2		2	SAURA, KRISTINA & MOLESAN, MATTHEW 401 BRADFORD ROAD MARLTON, NJ 08053	401 BRADFORD ROAD	
3.10	4		4A	BONZ INC %ROHRER 220 SO WHITE HORSE PIKE AUDUBON, NJ 08106	901 ROUTE 70 WEST	
3.27	1		2	SHORT, ARTHUR & DONNA 102 MYSTIC ROAD MARLTON, NJ 08053	102 MYSTIC ROAD	
4	3.01		4A	850 RT 70 MARLTON, LLC PO BOX 197 PINE BROOK, NJ 07058	850 ROUTE 70 WEST	
4	3.05		4A	BRIDAL GARDEN HOLDINGS, LLC 900 ROUTE 70 WEST MARLTON, NJ 08053	900 ROUTE 70 WEST	
4	4.01		4A	REPUBLIC FIRST BANK 50 S 16TH ST STE 2400 PHILADELPHIA, PA 19102	780 ROUTE 70 WEST	
4	4.02		4A	MRLTN PIKE EQUIT LLC/RAISING CANE 6800 BISHOP RD, TAX DEPT PLANO, TX 75024	800 ROUTE 70 WEST	
4	4.03		4A	MCDONALD'S USA LLC%DOANE FAM ENTERP 18 CLOVER LANE NEWTOWN SQUARE, PA 19073	770 ROUTE 70 WEST	
4	4.04		4A	MCDONALD'S USA LLC%DOANE FAM ENTERP 18 CLOVER LANE NEWTOWN SQUARE, PA 19073	760 ROUTE 70 WEST	

**NOTIFICATION REQUIREMENTS
FOR
ZONING AND/OR PLANNING BOARD APPLICANTS**

In addition to notifying residents within 200 feet of the subject premises, there are some applications in which additional notification requirements are necessary. All required notifications must be given by certified mail or personal service, at least 10 days in advance of the meeting date. These requirements are set forth in N.J.S.A. 40:55D.12, and include the following:

1. If any portion of the property is located within 200 feet of an adjoining municipality, notice must be given to the Township Clerk of such municipality. It will also be necessary to obtain, from the adjoining municipality, the names and addresses of the owners in that municipality that are within 200 feet of the subject premises, and they must also be given notice.
2. If the property is: 1) located on an existing County road or proposed road shown on the official County map or on the County Master Plan; or 2) adjacent to or adjoins other County lands; or 3) located within 200 feet of a municipal boundary, it is necessary to give notice to the **BURLINGTON COUNTY PLANNING BOARD**, whose mailing address is P.O. Box 6000, Mount Holly, NJ 08060. (The address for hand-delivery is 1900 Briggs Road, Mount Laurel, NJ 08054)
3. If the property is located on a State highway, notice must be given to the **COMMISSIONER OF TRANSPORTATION**, whose mailing address is 1035 Parkway Avenue, CN 600, Trenton, NJ 08625.
4. In all cases in which notice is required, a legal notice must be published in one of the official newspapers of Evesham Township:
 - a) The **CENTRAL RECORD**, whose mailing address is P.O. Box 1027, Medford, NJ 08055 and whose phone number is (609) 654-9221
 - b) The **BURLINGTON COUNTY TIMES** whose mailing address is 145 Easton Road, Horsham, PA 19044 and whose phone number is (215) 949-4112.Such publication must take place at least 10 days in advance of the meeting.

IF YOU HAVE ANY QUESTIONS CONCERNING THE ABOVE, YOU SHOULD CONSULT WITH YOUR ATTORNEY OR THE EVESHAM TOWNSHIP ADMINISTRATIVE OFFICER. These requirements have been established by Statute, not by the Assessor's Office. They are attached to this list only to assist you in making sure that notice requirements are not overlooked. If any requirement is overlooked the Board to which you are applying will not be able to hear your application on the date that you are scheduled to appear.

Attn: Jennifer A. Newton
Planning & Zoning Board Secretary
Township of Evesham
Department of Community Development
984 Tuckerton Road
Marlton, NJ 08053

Dear Ms. Newton:

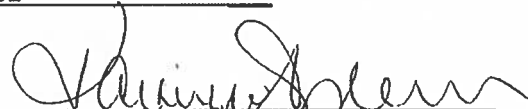
Pursuant to your request, I have reviewed the Tax Records of Township of Evesham and preliminarily note that there are no taxes or assessments for local improvements that are due or delinquent on the property which is the subject matter of the following applicant:

Enlighten Health & Wellness LLC
(Owner Name)

781 Route 70 West
(Address)

Block 3, Lot 2.02

1-17-25
Dated


Tax Collector

Township Clerk

NOTE: *The above is not a formal tax search or improvement search performed pursuant to NJSA 54:1 et seq. The information supplied is preliminary in nature, designed to assist the processing of applications before the Planning and Zoning Boards. In the event that the applicant desires to rely upon the information, a formal tax search and Municipal Improvement Search should be applied for and the fees posted for said search in accordance with the prevailing statutes.*

1017

Enlighten Health & Wellness

781 Route 70 West
Marlton, NJ 08053



104-110 AVENUE C
BAYONNE, NJ 07002
(201) 823-0700

55-1352/212



01/29/2025

PAY TO THE
ORDER OF

Evesham Township

\$ **1,100.00

One thousand one hundred and 00/100*****

DOLLARS

Evesham Township



AUTHORIZED SIGNATURE

MEMO

Application Fee Enlighten Drive-Through

⑈001017⑈ ⑆021213520⑆ 4101401497⑈

Enlighten Health & Wellness

1017

01/29/2025

Evesham Township

1,100.00

Checking - BCB 1497

Application Fee Enlighten Drive-Through

1,100.00

Security features. Details on back.

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

1018

Enlighten Health & Wellness

781 Route 70 West
Marlton, NJ 08053



104-110 AVENUE C
BAYONNE, NJ 07002
(201) 823-0700

55-1352/212



01/29/2025

PAY TO THE ORDER OF Evesham Township

\$ **3,951.80

Three thousand nine hundred fifty-one and 80/100*****

DOLLARS

Evesham Township



AUTHORIZED SIGNATURE

MEMO

Escrow Fee Enlighten Dispensary

⑈001018⑈ ⑈021213520⑈ 4101401497⑈

Enlighten Health & Wellness

1018

01/29/2025

Evesham Township

Escrow

3,951.80

Checking - BCB 1497

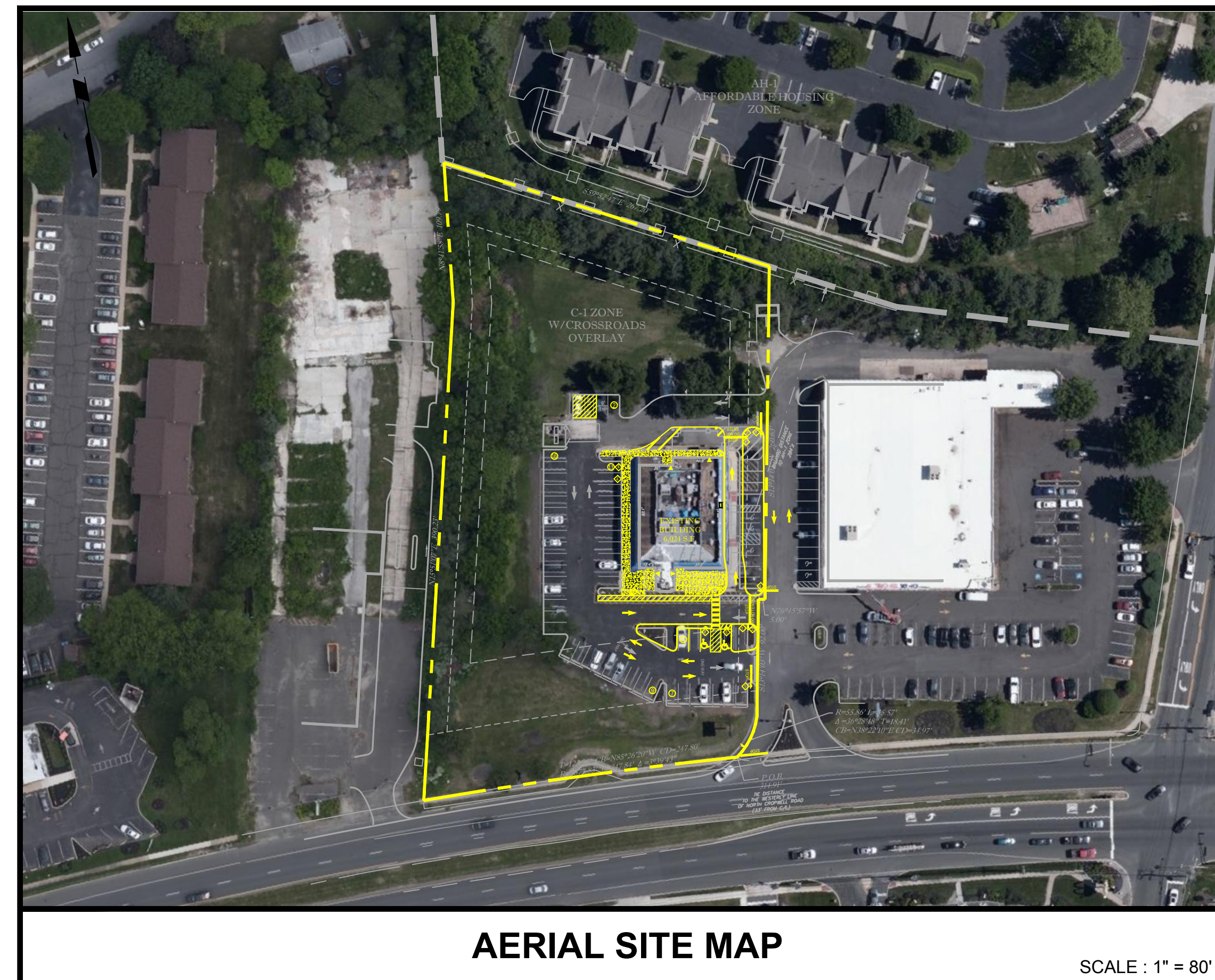
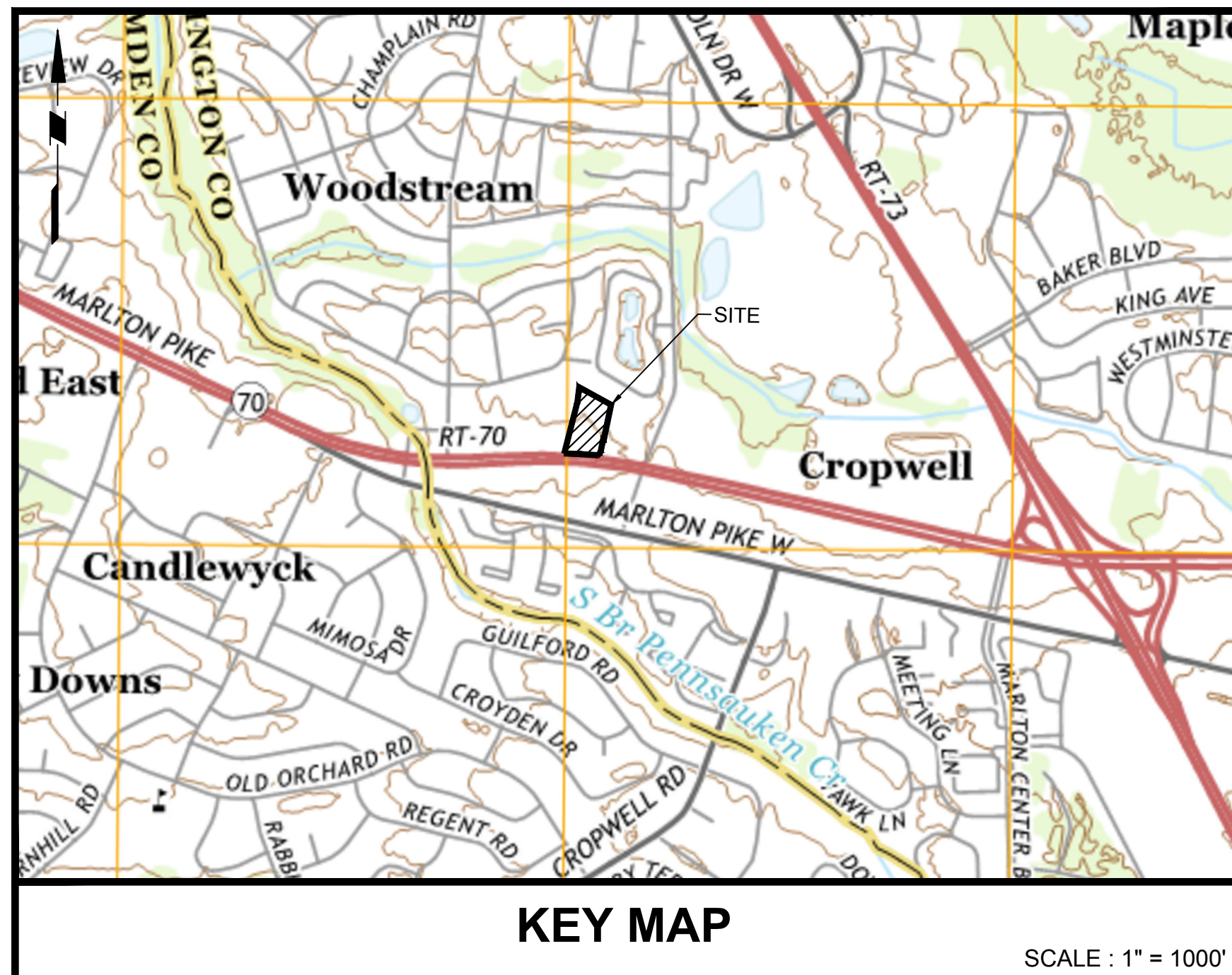
Escrow Fee Enlighten Dispensary

3,951.80

Security features. Details on back.

ENLIGHTEN HEALTH AND WELLNESS, ADAPTIVE REUSE OF MARLTON DINER AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN

BLOCK 3, LOT 2.02
TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY




Drawing Index			
Drawing No.	Drawing No.	Drawing Title	Last Revised
1	GI-001	Cover Sheet	1/28/2025
2	GI-101	General Land Use Plan	1/28/2025
3	CS-101	Site Plan	1/28/2025
4	CS-102	Site Improvements Plan	1/28/2025
5	LP-101	Lighting & Landscape Plan and Details	1/28/2025
6	CS-501	Construction Details	1/28/2025
7	CS-502	Construction Details	1/28/2025

Supplemental Drawings:
1. Enlighten Evesham Dispensary proposed Floor Plan

PROJECT SITE:
EVESHAM TOWNSHIP TAX MAP - BLOCK 3 LOT 2.02
EVESHAM TOWNSHIP ZONING DISTRICT - C1 WITH EVESHAM CROSSROADS OVERLAY
LOT AREA = 2.54 ± ACRES (110,912 SF)

CONTACT LIST	
EVESHAM TOWNSHIP ADMINISTRATION OFFICE 984 TUCKERTON ROAD MARLTON, NJ 08053 (856) 983-2900	WATER & SEWER EVESHAM MUNICIPAL UTILITIES AUTHORITY Mr. JEFFREY BOOTH - EXECUTIVE DIRECTOR 984 TUCKERTON ROAD MARLTON, NJ 08053 (856) 983-2900
MAYOR Ms. JACLYN VEASY	EVESHAM TOWNSHIP MUA ENGINEER Mr. CRAIG CONNOLLY ALAIMO GROUP 200 HIGH STREET MOUNT HOLLY, NJ 08064 (609) 267-8310
TOWNSHIP CLERK Ms. MARY LOU BERGH	GAS AND ELECTRIC PUBLIC SERVICE ELECTRIC & GAS Mr. BOB BRENNALDI 300 NEW ALBANY ROAD MOORESTOWN, NJ 08057 (856) 778-6842
FIRE SERVICE EVESHAM FIRE RESCUE CARL BITTENBENDER, FIRE CHIEF P.O. BOX 276 984 TUCKERTON ROAD MARLTON, NJ 08053 (856) 983-2750	TELEPHONE & CABLE VERIZON Mr. RYAN LOCHONIC 540 BROAD STREET NEWARK, NJ 07101 (856) 306-8599
POLICE SERVICE EVESHAM POLICE DEPARTMENT Mr. WALT MILLER - CHIEF OF POLICE 984 TUCKERTON ROAD MARLTON, NJ 08053 (856) 983-1116	COMCAST Mr. KEVIN GIFFINS (856) 699-0139 kevin.giffins@cable.comcast.com
BURLINGTON COUNTY PLANNING BOARD Mr. NELSON WIEST, CHAIRPERSON JOSEPH BRICKLEY, ENGINEER 1900 BRIGGS ROAD MT. LAUREL, NJ 08054 (856) 642-3800	BURLINGTON COUNTY CONSERVATION DISTRICT GHNA BERG, CHAIR ROBERT REITMEYER, DISTRICT MANAGER 1971 JACKSONVILLE - JOBSTOWN ROAD COLUMBUS, NJ 08022 (609) 267-7410
NEW JERSEY DOT 1035 PARKWAY AVENUE TRENTON, NJ 08625 (856) 482-6550	

OWNER:
Marlton Real Estate Management LLC
c/o RD Management
810 Seventh Avenue
10th Floor
New York, NY 10019
Phone: 212.265.6600
Fax: 212.459.9133
ATTN: Richard Birdoff

CIVIL ENGINEER:
 arna Engineering Inc.
1456 Ferry Road, Suite 603
Doylestown, PA 18901
Phone: 215.766.8280
Fax: 215.434.5280
ATTN: Chirag V. Thakkar, P.E.

APPLICANT:
Enlighten Health & Wellness LLC
c/o RD Management
810 Seventh Avenue
10th Floor
New York, NY 10019
Phone: 212.265.6600
Fax: 212.459.9133
ATTN: Richard Birdoff

SURVEYOR:
CPL Partnership, LLC
95 Matawan Road, Second floor
Matawan, NJ 07747
Phone: 732.566.0297
ATTN: Richard G. Ruchalski, P.L.S.

I ACKNOWLEDGE THAT I AM THE OWNER OF THIS TRACT AND DO HEREBY CONSENT TO THE FILING OF THIS MAP.

MARLTON REAL ESTATE MANAGEMENT, LLC
PROPERTY OWNER

THESE SITE PLANS ARE HEREBY APPROVED BY THE TOWNSHIP OF EVESHAM PLANNING BOARD.

CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

MUNICIPAL CLERK _____ DATE _____

ENGINEER _____ DATE _____

CALL BEFORE YOU DIG
IN NJ, TOLL FREE
1-800-272-1000
FOR FREE MARKOUTS TO LOCATE
UNDERGROUND UTILITIES
"IT'S THE LAW"
GARDEN STATE UNDERGROUND PLANT LOCATION SERVICE, INC.

5.	JANUARY 28, 2025
4.	APRIL 04, 2023
3.	DECEMBER 15, 2022
2.	SEPTEMBER 20, 2022
1.	AUGUST 10, 2022

Drawing Title
GI-001
Sheet 1 OF 7

Project
**ENLIGHTEN HEALTH
AND WELLNESS,
ADAPTIVE REUSE OF
MARLTON DINER**

Block No. 3
Lot No. 2.02
Evesham Township
Burlington County, New Jersey

Drawing Title

**GENERAL LAND
USE PLAN**

CHIRAG V. THAKKAR, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. 24GE04451600

01-28-25 REVISED PLAN 4.

04-04-23 REVISED PLAN 3.

12-15-22 REVISED PLAN 2.

09-20-22 REVISED PLAN 1.

DATE COMMENTS NO.

REVISIONS

Project No. 230017901

Date 08/10/2022

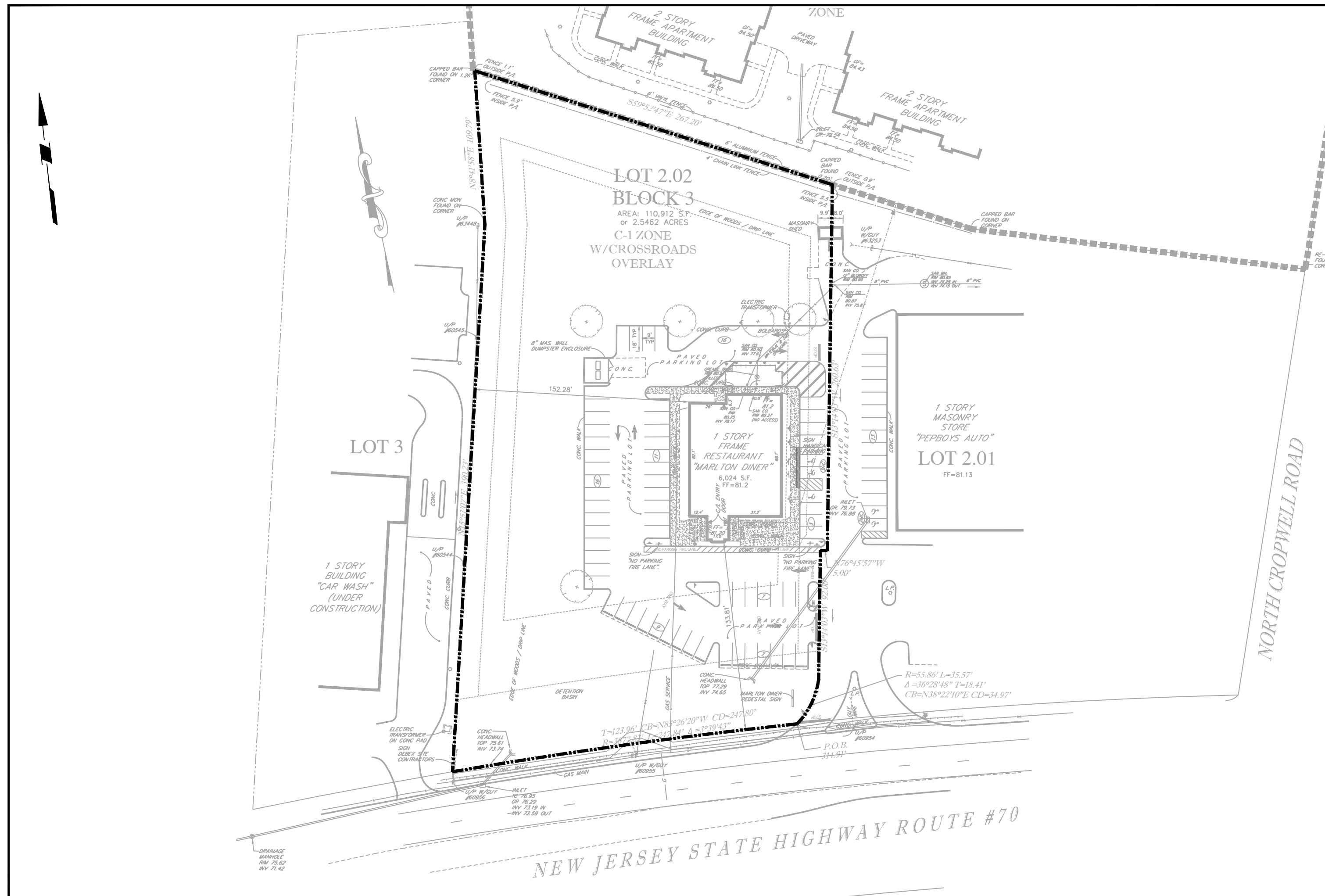
Scale AS SHOWN

Drawn By AG

Checked By CT

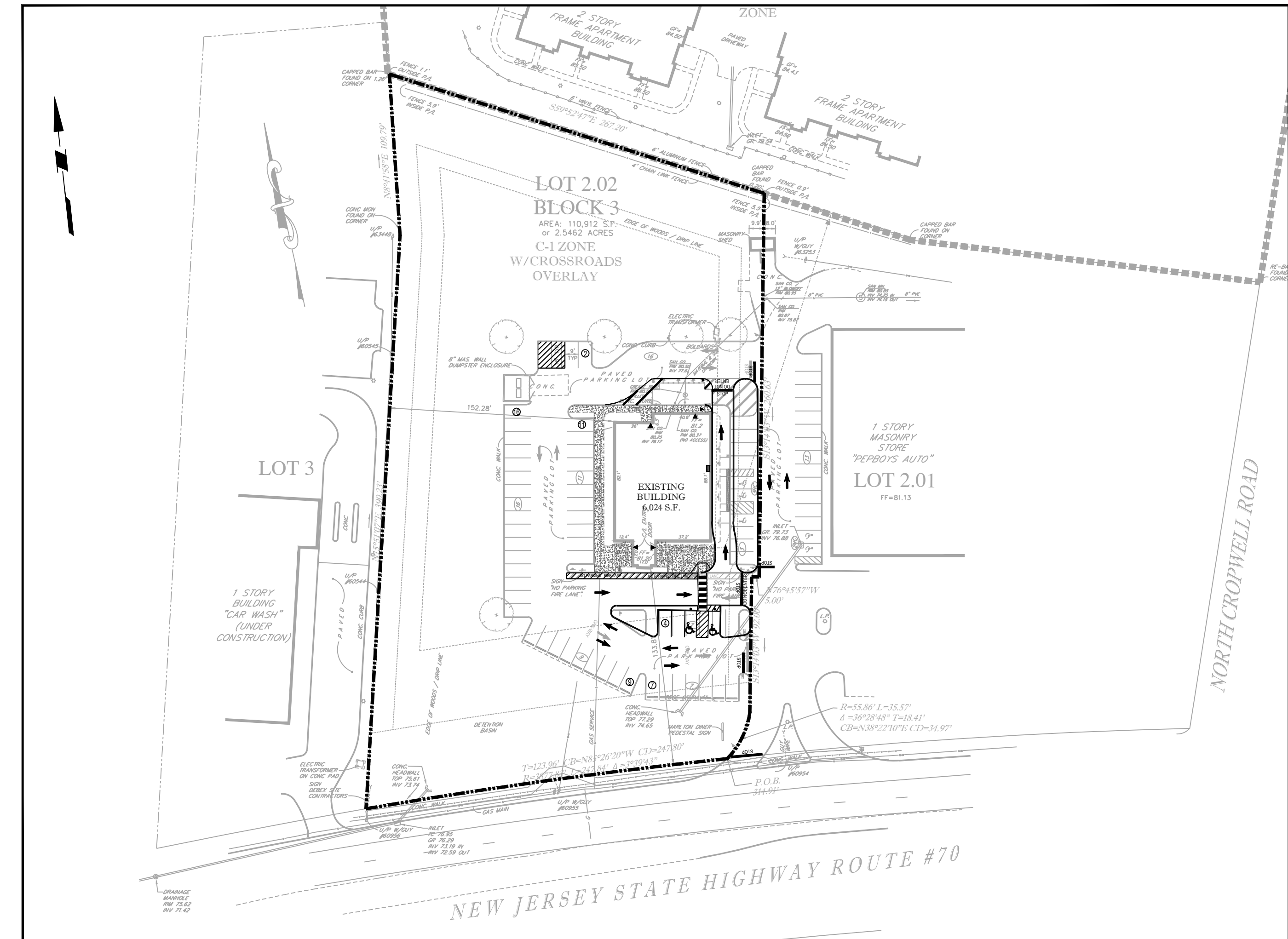
Drawing No.

GI-101



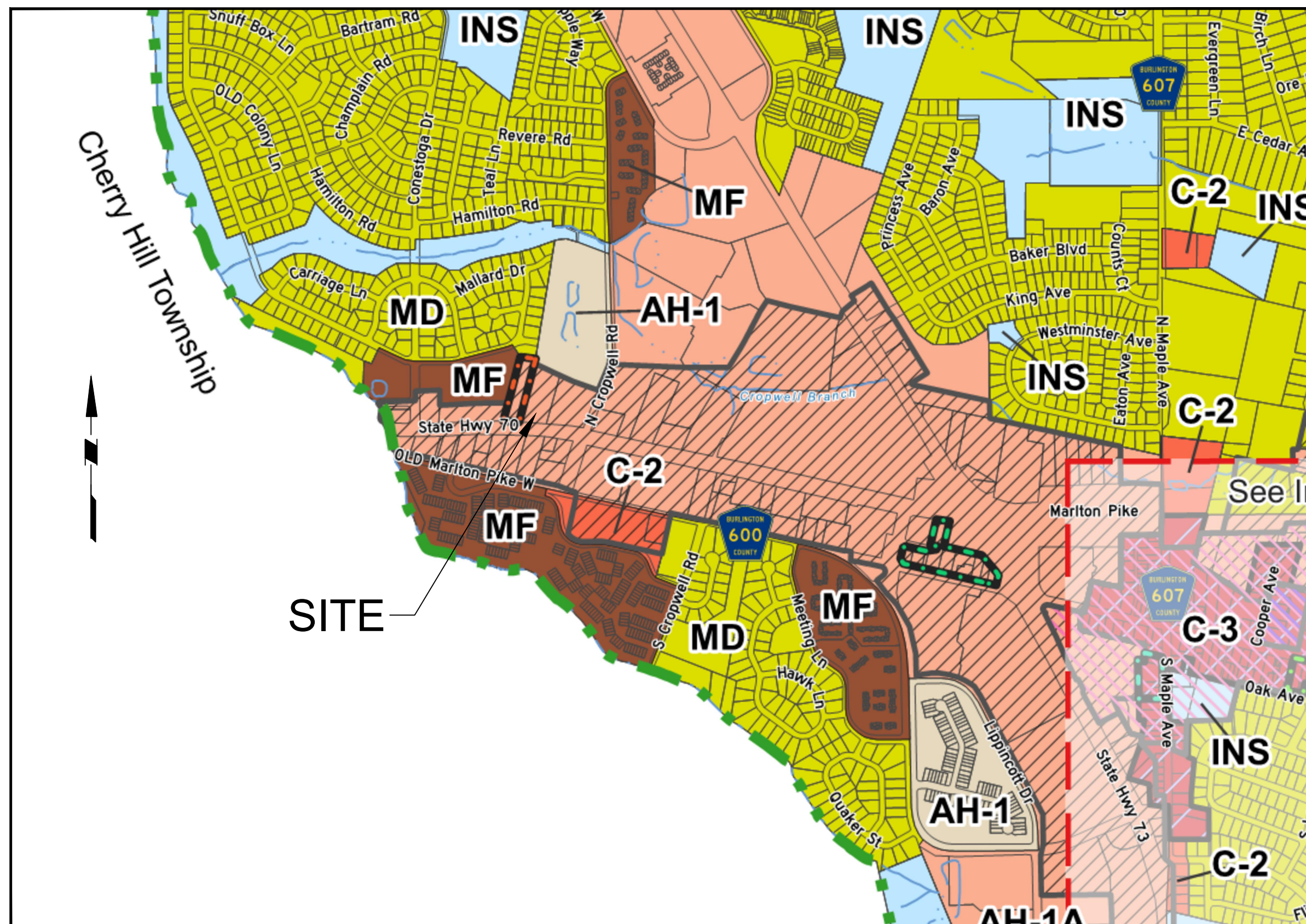
EXISTING CONDITIONS PLAN / KEY MAP

SCALE: 1" = 60'



PROPOSED SITE PLAN / KEY MAP

SCALE: 1" = 60'



ZONING MAP - EVESHAM TOWNSHIP
BURLINGTON COUNTY, NJ

(TAKEN FROM TOWNSHIP ZONING MAP PREPARED BY REMINGTON & VERNICK ENGINEERS, DATED 08-24-21)

N.T.S.

OWNER & ADDRESS REPORT

Evesham Twp 200 FOOT LIST FOR BLOCK 3 LOT 2.02 01/21/25 Page 1 of 1

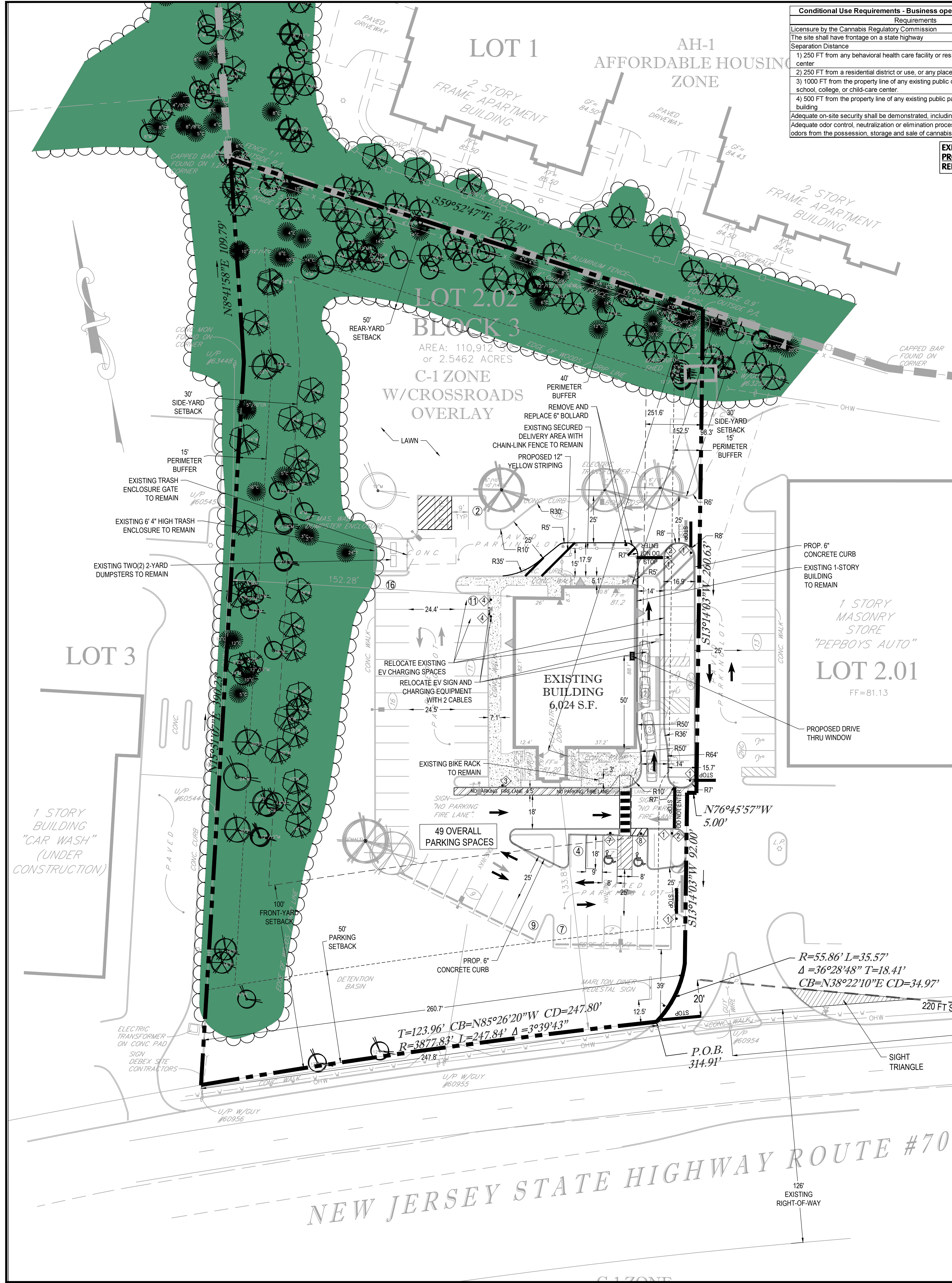
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
3	1		4C	DRIF BROOKVIEW APIS LLC PO BOX 292921 AUSTIN, TX	78720 125 CROPPWELL ROAD NORTH	
3	2.01		4A	NAN REIT, LP 450 S ORANGE AVE # 900 ORLANDO, FL	775 ROUTE 70 WEST 11 WINDEMERE DR MORRISTOWN, NJ	5 YR ABATEMENT
3	3		4C	MARLTON MEADOWS INV RMETRO MGMT CRP PO BOX 444 MORRISTOWN, PA	100 CHESTNUT DRIVE 19072	ALSO SEE 3.01/42
3	10	1	2	SAURA, KRISTINA & MOLESAN, MATTHEW 401 BRADFORD ROAD MARLTON, NJ	401 BRADFORD ROAD 08053	
3	10	4	4A	BONZ INC W/SHORER 220 SO WHITE HORSE PIKE AUGUSTON, NJ	901 ROUTE 70 WEST 08106	
3	27	1	2	SHORT, ARTHUR & DONNA 102 MYSTIC ROAD MARLTON, NJ	102 MYSTIC ROAD 08053	
4	3.01		4A	850 RT 70 MARLTON, LLC PO BOX 197 PINE BROOK, NJ	850 ROUTE 70 WEST 07058	
4	3.05		4A	BRIDAL GARDEN HOLDINGS, LLC 900 ROUTE 70 WEST MARLTON, NJ	900 ROUTE 70 WEST 08053	
4	4.01		4A	REPUBLIC FIRST BANK 50 S 16TH ST SITE 2400 PHILADELPHIA, PA	780 ROUTE 70 WEST 19102	
4	4.02		4A	MARLTON PIKE EQUITY LLC/RAISING CANE 6800 BISHOP RD, TAX DEPT PLANO, TX	800 ROUTE 70 WEST 75024	
4	4.03		4A	MCDONALD'S USA LLC/DONALD FAM ENTERP 18 CLOVER LANE NORTON SQUARE, PA	770 ROUTE 70 WEST 19072	
4	4.04		4A	MCDONALD'S USA LLC/DONALD FAM ENTERP 18 CLOVER LANE NORTON SQUARE, PA	760 ROUTE 70 WEST 19072	

200 FEET PROPERTY OWNERS LIST



TAX MAP - EVESHAM TOWNSHIP
BURLINGTON COUNTY, NJ

N.T.S.



Requirements	Proposed
Licenses by the Cannabis Regulatory Commission	Licensed
The site shall have frontage on a state highway	Site front on State Highway Route #70
Separation Distance	
1) 250 FT from any behavioral health care facility or residential medical detoxification center	> 250 FT
2) 250 FT from a residential district or use, or any place of worship	251.6 FT
3) 1000 FT from the property line of any existing public or parochial school, private school, college, or child-care center.	> 1000 FT
4) 500 FT from the property line of any existing public parks, and/or other public building	> 500 FT
Adequate on-site security shall be demonstrated, including waste materials	Will Comply
Adequate odor control, neutralization or elimination processes to mitigate against off-site odors from the possession, storage and sale of cannabis on the retail premises	Will Comply

EXISTING IMPERVIOUS COVERAGE = 37,615 SF
 PROPOSED IMPERVIOUS COVERAGE = 35,327 SF
 REDUCTION IN IMPERVIOUS COVERAGE = 2,288 SF

ITEM	TOWNSHIP OF EVESHAM - C-1 WITH EVESHAM CROSSROADS OVERLAY				Section	Section
	REQUIRED	REQUIRED	EXISTING	PROPOSED		
Zoning District:	C-1	EVCO	C-1 WITH EVCO	C-1 WITH EVCO	G-1	EVCO
Principal Permitted Use:	Commercial Developments, Business Offices, Medical Centers, Retail Stores, Restaurants	Commercial Developments, Business Offices, Medical Centers, Retail Stores, Restaurants	Restaurant	Licensed Cannabis Retailer	66-68 B	66-68 1.C
Conditional Use:	Licensed Cannabis Retailer	Licensed Cannabis Retailer	Licensed Cannabis Retailer	Licensed Cannabis Retailer with Drive-Thru	66-68 C	66-68 1.D
Min. Lot Size	2 AC	1.5 AC	2.54 AC	2.54 AC	66-68 E(2)	66-68 1.F.1
Min. Street Frontage	200 FT	150 FT	247.6 FT	247.6 FT	66-68 E(3)	66-68 1.F.1
Min. Lot Width	200 FT	200 FT	260.7 FT	260.7 FT	66-68 E(4)	66-68 1.F.1
Min. Lot Depth	200 FT	200 FT	434.5 FT	434.5 FT	66-68 E(5)	66-68 1.F.1
Max. Impervious Coverage	56%	60%	34.2%	31.9%	66-68 E(6)	66-68 1.F.1
Max. Building Height	40 FT	3 stories/40 FT	1 story	1 story	66-68 E(7)	66-68 1.F.1
Building Setback from another building on same site	20 FT	20 FT	NA	NA	66-68 E(8)	66-68 1.F.1
Max. Building Coverage	15%	20 FT	8%	6%	66-68 E(9)	66-68 1.F.1
Min. Open Space Area for first building (2-4.99 acre Lot)	0.22	0.15	0.06	0.06	66-68 E(10)	66-68 1.F.1
Min. Open Space Area for first building (5-4.99 acre Lot)	10,000 SF	NA	NA	NA	66-68 E(11)	66-68 1.F.1
Buffer to adjacent non-residential property	15 FT	15 FT	NA	NA	66-68 E(12)	66-68 1.4(1)
Buffer to adjacent residential property	30 FT	30 FT	98.3 FT	98.3 FT	66-68 E(13)	66-68 1.4(1)
Screening/Perimeter Buffer to adjacent residential property	40 FT	40 FT	98.3 FT	98.3 FT	66-68 E(14)	66-68 1.4(1)
Structure, Activity, Parking within Buffer Area	15 FT	15 FT	0 FT	0 FT	66-68 E(15)	66-68 1.4(1)
Berm along State Highways	Not Permitted	Not Permitted	Parking Exits within Buffer	Will remain as is **	66-68 E(16)	66-68 1.4(1)
50% of buffer width to contain required plantings	Required	Required	Does not exist *	Not Provided **	66-68 E(17)	66-68 1.4(1)
Shade and screen trees through entire length of buffer	Required	Required	Does not exist *	Not Provided **	66-68 E(18)	66-68 1.4(1)
Trees and shrub composition within Perimeter buffer	Required	Required	Does not exist *	Not Provided **	66-68 E(19)	66-68 1.4(1)
Low/High Screening composition	Required	Required	Does not exist *	Not Provided **	66-68 E(20)	66-68 1.4(1)
Textured Pavement at crosswalks	Required	Required	Does not exist *	Not Provided **	66-68 E(21)	66-68 1.4(1)
Bicycle racks	Required	Required	Does not exist *	Not Provided **	66-68 E(22)	66-68 1.4(1)
Architectural Elevations	Required	Required	NA	Provided	66-68 E(23)	66-68 1.4(1)
Facade Articulation	Required	Required	Does not exist *	Not Provided **	66-68 E(24)	66-68 1.4(1)
Building facades greater than 100 feet in length shall have recesses of projections of at least four feet extending over at least 20% of the length of the facade.	Required	Required	Does not exist *	Not Provided **	66-68 E(25)	66-68 1.4(1)
Building facades shall be broken up at twenty-five-foot intervals with facade variations or projections and recesses of at least two feet in depth.	Required	Required	Does not exist *	Not Provided **	66-68 E(26)	66-68 1.4(1)
Setbacks:						
Front Yard Setback	100 FT	20 FT	133.6 FT	133.6 FT	66-68 E(27)	66-68 1.F.1
Front Yard Parking Setback	50 FT	50 FT	39.0 FT	39.0 FT	66-68 E(28)	66-68 1.F.1
Side Yard Setback	30 FT	25 FT	32.5 FT	32.5 FT	66-68 E(29)	66-68 1.F.1
Rear Yard Setback	50 FT	50 FT	152.5 FT	152.5 FT	66-68 E(30)	66-68 1.F.1
Off-Street Parking:						
Parking within required buffers	Not Permitted	Not Permitted	Exists *	Will remain as is **	66-68 E(31)	66-68 1.F.1
Stall Size	9' X 18'	9' X 18'	9' X 18'	9' X 18'	66-68 E(32)	66-68 1.F.1
Aisle Width	25 FT	25 FT	47.2 FT	24.4 FT	66-68 E(33)	66-68 1.F.1
Spaces (Retail) - 4.5 Spaces/1000 sq ft of GFA	28 Spaces	28 Spaces	72 Spaces	49 Spaces	66-68 E(34)	66-68 1.F.1
Non-Residential driveway setback from property line	25 FT	25 FT	0 FT	0 FT	66-68 E(35)	66-68 1.F.1
Non-Residential driveway setback from intersection	100 FT	100 FT	> 100 FT	> 100 FT	66-68 E(36)	66-68 1.F.1
Landscaping:						
Landscape plan: prepared, signed and sealed by Landscape Architect	Required	Required	-	Will Comply	66-68 E(37)	66-68 1.4(1)
Street Trees Planting Interval	Large Trees - 40 FT Medium Trees - 30 FT Small Trees - 20 FT	Large Trees - 40 FT Medium Trees - 30 FT Small Trees - 20 FT	-	-	66-68 E(38)	66-68 1.4(1)
Parking area screening	Min. 4 FT high berm, fence, wall or combination thereof	Min. 4 FT high berm, fence, wall or combination thereof	< 10% *	< 10% **	66-68 E(39)	66-68 1.4(1)
Parking area landscaping	10% of total area devoted to vehicle use	10% of total area devoted to vehicle use	NA	NA	66-68 E(40)	66-68 1.4(1)
Planting island every 20 parking spaces	Required	Required	< 9 FT *	< 9 FT **	66-68 E(41)	66-68 1.4(1)
Planting island Minimum width	9 FT	9 FT	< 9 FT *	< 9 FT **	66-68 E(42)	66-68 1.4(1)

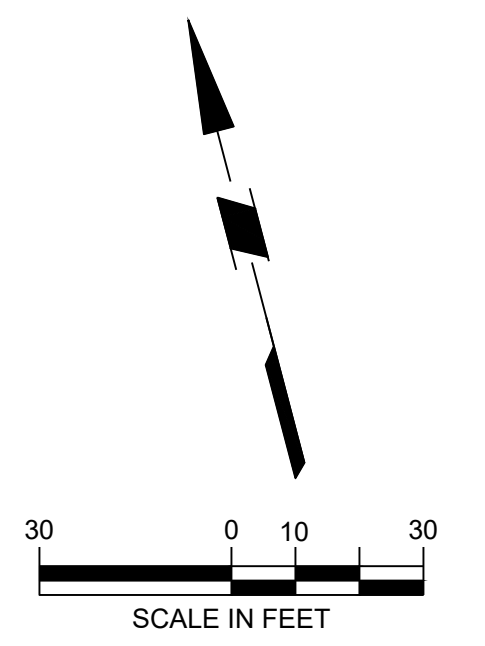
- NOTES:
- THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
 - THE SITE IS LOCATED IN C-1 ZONING DISTRICT WITH EVESHAM CROSSROADS OVERLAY DISTRICT IN BLOCK NO. 3 AND LOT NO. 2.02.
 - THE TOTAL TRACT AREA IS 110,912 SF OR 2.54 AC.
 - OWNER: MARLTON REAL ESTATE MANAGEMENT LLC
C/O RD MANAGEMENT, LLC
810 SEVENTH AVE
10TH FLOOR
NEW YORK, NY 10019
 - APPLICANT: ENLIGHTEN HEALTH & WELLNESS LLC
C/O RD MANAGEMENT, LLC
810 SEVENTH AVE
10TH FLOOR
NEW YORK, NY 10019
 - THE BOUNDARY AND SURVEY INFORMATION SHOWN HEREON WAS OBTAINED FROM PLAN TITLED "BOUNDARY AND TOPOGRAPHICAL SURVEY LOT 2.02 BLOCK 3", PREPARED BY CPL PARTNERSHIP LLC, DATED 02/02/22 AND LAST REVISED 06/08/22.
 - PER THE FEMA FIRM MAP NUMBER 34005C0239F, THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE.
 - THERE ARE NO WETLANDS PRESENT ON SITE.
 - THE EXISTING SITE ACCESS WILL REMAIN UNCHANGED.
 - CONTRACTOR SHALL REFER TO THE LATEST ADA ACCESSIBILITY GUIDELINES AND ANSI A117.1-2003 FOR BUILDINGS AND FACILITIES (ADAAG) TO ENSURE THAT ADA DETAILS ARE CURRENT AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL CONSTRUCT AREAS DESIGNATED FOR ACCESSIBLE ROUTES (INCLUDING CURB RAMPS, SIDEWALKS, HANDICAP PARKING STALLS, CROSSWALKS AND INLETS) BY FOLLOWING THE MOST CURRENT ADA ACCESSIBILITY GUIDELINES AND ANSI A117.1-2003.
 - THE PROJECT SITE WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SANITARY SEWER SERVICES.
 - THE CONTRACTOR SHALL PROVIDE ALL APPLICABLE JURISDICTIONAL AUTHORITIES/AGENCIES REQUIRED NOTICE BEFORE BEGINNING ANY ON-SITE OR OFF-SITE WORK.
 - THE CONTRACTOR IS FULLY RESPONSIBLE FOR ADHERING TO ALL REGULATIONS RELATED TO HEALTH AND SAFETY AS WELL AS ALL APPLICABLE STATE, FEDERAL AND LOCAL RULES AND REGULATIONS.
 - ALL DEMOLITION MUST BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
 - ALL EXISTING TREES SHOWN TO BE PRESERVED SHALL BE FIELD EVALUATED DURING CONSTRUCTION. IF ANY OF THESE TREES ARE FOUND TO BE DISEASED, DEAD OR DYING SHALL BE REPLACED.
 - ALL STRIPING AND PAVEMENT MARKINGS SHALL BE WATERBORNE PAINT.
 - TRASH PICKUP AND DELIVERIES SHALL BE LIMITED TO TAKE PLACE BETWEEN 7 AM AND 7 PM TO MINIMIZE IMPACTS TO NEARBY RESIDENTS.
 - ADDITIONAL GROUNDCOVER OR PERENNIAL PLANTINGS MAY BE REQUIRED IN THE FIELD.
 - A KNOX BOX ENTRY SYSTEM, IF NOT PRESENT, WILL BE REQUIRED TO BE INSTALLED AT THE MAIN ENTRANCE OF THE BUILDING.
 - THE BUSINESS ADDRESS MUST BE AFFIXED TO THE FRONT OF THE BUILDING AND BE VISIBLE FROM THE STREET.
 - A PERFORMANCE GUARANTEE FOR PERIMETER BUFFER LANDSCAPING SHALL BE PROVIDED TO THE EXTENT PERMITTED BY STATE LAW.

- CONSTRUCTION NOTES:
- CONTRACTOR IS SPECIFICALLY CAUTIONED TO VERIFY THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES THAT MAY BE AFFECTED TO PERFORM THE REQUIRED SITE IMPROVEMENTS. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES LOCATED WITHIN THE LIMITS OF IMPROVEMENTS DURING ENTIRE CONSTRUCTION PERIOD. IF NECESSARY, CONTRACTOR SHALL RELOCATE AND/OR MODIFY ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
 - THE SITE IS TO BE GRADED SMOOTHLY AND EVENLY IN ACCORDANCE WITH THE PROPOSED CONTOURS AND SPOT ELEVATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING A POSITIVE DRAINAGE FLOW TO ALL CATCH BASINS WITHOUT CREATING ANY "LOW SPOTS" THAT WILL RESULT IN STANDING WATER (PONDING). CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL UNPAVED AND PAVED AREAS.
 - IF ANY EXISTING STRUCTURE TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
 - ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 4,000 PSI.
 - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
 - SITWORK SHALL MEET OR EXCEED TENANT AND TOWNSHIP SITE SPECIFICATIONS.
 - CONTRACTOR AND ARCHITECT MUST COORDINATE THE EXTERIOR GRADES AT ALL DOOR LOCATIONS DURING THE BUILDING DESIGN AND PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.
 - ALL STAIRS, HANDRAILS, CONCRETE LANDING AREAS, AND ACCESS PATHS TO THE EXISTING BUILDING ARE SHOWN ON THIS PLAN FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR MUST REFER TO THE ARCHITECTURAL PLANS FOR CONSTRUCTION OF ALL STAIRS, HANDRAILS, CONCRETE LANDING AREAS, AND ACCESS PATHS TO THE EXISTING BUILDING.

EXISTING SYMBOLS & LINES		PROPOSED SYMBOLS & LINES	
STORM DRAIN	---	PROPOSED LOT LINE	---
SANITARY LINE	---	SETBACK LINE	---
GAS LINE	---	FENCE	---
WATER LINE	---	BUILDING	---
ELECTRIC LINE	---	CURB LINE	---
OVERHEAD WIRE	---	DEPRESSED CURB LINE	---
TRAIL LINE (TYPE AS NOTED)	---	TRAFFIC SIGN	---
PROPERTY RIGHT-OF-WAY LINE	---	CONCRETE SIDEWALK/PAD	---
ZONING BOUNDARY	---	PARKING ROW COUNT	---
UTILITY EASEMENT	---	DOOR	---
CONTOUR LINE	---	EV CHARGING STATION	---
HYDRANT	---	BOLLARD	---
STREET LIGHT	---	BIKE RACK	---
ANCHOR POLE	---	ADA DETECTABLE WARNING SURFACE	---
POLE	---	LANDSCAPE BUFFER AREA	---
MANHOLE (TYPE AS LABELED)	---	EXISTING TREES	---
WATER VALVE	---		
GAS VALVE	---		
UNKNOWN VALVE	---		
CATCH BASIN	---		
SPOT ELEVATION	---		
CLEAN OUT	---		
TREE	---		
BENCH MARK	---		
SIGN	---		
BOLLARD	---		
METAL COVER	---		
ELECTRIC BOX	---		
DOOR	---		
DOUBLE DOOR	---		
GARAGE DOOR	---		
WHEEL STOP	---		
(TR)	TO REMAIN		
(TRB)	TO BE REMOVED		



arna Engineering Inc.
 1456 Ferry Road, Suite 603
 Doylestown, PA 18901
 T: 215.766.8280
 F: 215.434.5280



Project
ENLIGHTEN HEALTH AND WELLNESS, AND ADAPTIVE REUSE OF MARLTON DINER

Block No. 3, Lot No. 2.02
 EVESHAM TOWNSHIP
 BURLINGTON COUNTY
 NEW JERSEY

Drawing Title
SITE PLAN

CHIRAG V. THAKKAR, P.E.
 PROFESSIONAL ENGINEER
 N.J. Lic. No. 24G04451600

DATE	REVISIONS	NO.
01-28-25	REVISED PLAN	4.
04-04-23	REVISED PLAN	3.
12-15-22	REVISED PLAN	2.
09-20-22	REVISED PLAN	1.

DATE	COMMENTS	NO.

Project No. 230017901
 Date 08/10/2022
 Scale 1" = 30'
 Drawn By AG
 Checked By CT
 Drawing No. CS-101
 Sheet 3 of 7

PREVENTATIVE AND CORRECTIVE MAINTENANCE ACTION PLAN

AS PER N.J.A.C. 7:8-6.8(a) & (b), PREVENTATIVE AND CORRECTIVE MAINTENANCE SHALL BE PERFORMED TO MAINTAIN THE FUNCTION OF THE STORMWATER MANAGEMENT MEASURES, INCLUDING BUT NOT LIMITED TO: REPAIR OR REPLACEMENT TO THE STRUCTURE; REMOVAL OF SEDIMENT, DEBRIS, OR TRASH; RESTORATION OF ERODED AREAS; SNOW AND ICE REMOVAL; FENCE REPAIR OR REPLACEMENT; RESTORATION OF VEGETATION; AND REPAIR OR REPLACEMENT OF NON-VEGETATED LAWNS.

AS PER N.J.A.C. 7:8-6.8(a) & (b), PREVENTATIVE AND CORRECTIVE MAINTENANCE PLANS SHOULD INCLUDE SPECIFIC PREVENTATIVE AND CORRECTIVE MAINTENANCE TASKS SUCH AS: REMOVAL OF SEDIMENT, TRASH, AND DEBRIS; MOWING, TRIMMING, AND RESTORATION OF VEGETATION; RESTORATION OF ERODED AREAS; ELIMINATION OF MOSQUITO BREEDING HABITATS; CONTROL OF AQUATIC VEGETATION; AND REPAIR OR REPLACEMENT OF DAMAGED OR DELETED COMPONENTS.

AS PER NJDEP BMP MANUAL, CH. 8 (FEB. 2004), MAINTENANCE PLANS SHOULD INCLUDE RECOMMENDED CORRECTIVE RESPONSES TO VARIOUS EMERGENCY CONDITIONS THAT MAY BE ENCOUNTERED AT THE STORMWATER MANAGEMENT MEASURE. IT SHOULD BE NOTED THAT IF THE STORMWATER MANAGEMENT MEASURE INCLUDES A CLASS OR II DRAIN AS DEFINED IN THE NJDEP DAM SAFETY STANDARDS AT N.J.A.C. 7:26, AN EMERGENCY ACTION PLAN FOR THE DAM IS ALSO REQUIRED. SEE N.J.A.C. 7:26-1.19 FOR MORE INFORMATION.

AS PER NJDEP BMP MANUAL, CH. 8 (FEB. 2004), THE MAINTENANCE PLAN SHOULD ADDRESS THE MAINTENANCE OF ACCESS POINTS TO THE STORMWATER MANAGEMENT MEASURES IN ACCORDANCE WITH THE FOLLOWING:

- ALL COMPONENTS OF THE STORMWATER MANAGEMENT MEASURES MUST BE READILY ACCESSIBLE FOR INSPECTION AND MAINTENANCE.
- TREES, SHRUBS, AND UNDERBRUSH MUST BE PRUNED OR TRIMMED AS NECESSARY TO MAINTAIN ACCESS TO THE STORMWATER MANAGEMENT MEASURE VIA ROADWAYS, PATHS, AND RAMPS, INCLUDING PATHS THROUGH PRUNED VEGETATION TO PERMANENT POOLS, AQUATIC BENCHES, AND SAFETY LEDGES TO ALLOW FOR THE INSPECTION AND CONTROL OF MOSQUITO BREEDING AND
- THE EXACT LIMITS OF INSPECTION AND MAINTENANCE EASEMENTS AND RIGHTS-OF-WAY SHOULD BE SPECIFIED ON STORMWATER MANAGEMENT MEASURE PLANS AND INCLUDED IN THE MAINTENANCE PLAN.

PREVENTATIVE MAINTENANCE ACTIONS

Frequency	Preventative Maintenance Actions
Monthly	Vegetation mowing and removal in growing season
Quarterly	Quarterly Inspection (Sediment removal, depending on the type of measure)
Annual	Basin Structural Inspection
Biennial	Sand layer replacement for sand filter and infiltration basin only
Unscheduled	Quick inspection after every 1" rain

CORRECTIVE MAINTENANCE ACTIONS

POTENTIAL CORRECTIVE MAINTENANCE ACTIONS

- REPAIR/REPLACEMENT OF ERODED OR DAMAGED BROW APRON
- REPAIR/REPLACEMENT OF MISSING OR DAMAGED TRASH RACKS
- REPAIR/REPLACEMENT OF OUTLET PIPES OR ORIFICES
- REVEGETATION OF ERODED SIDE SLOPE, AQUATIC BENCH, MARSH BASIN, BOTTOM, GRASS SWALES, ETC.

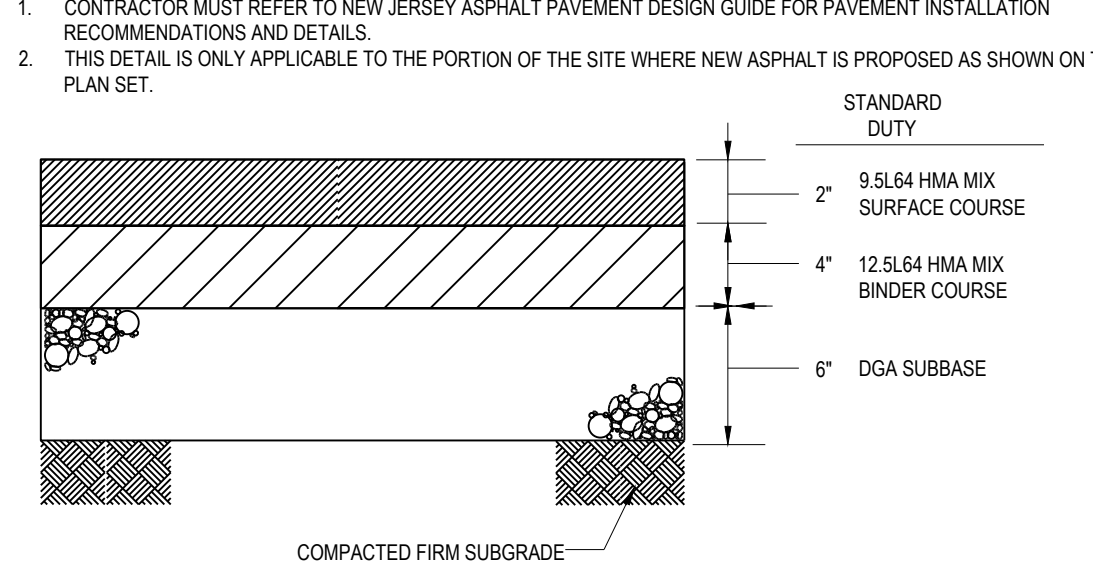
INSPECTION AND LOGS OF ALL PREVENTATIVE AND CORRECTIVE MAINTENANCE

AS PER N.J.A.C. 7:8-6.8(b), THE PERSON RESPONSIBLE FOR MAINTENANCE SHALL MAINTAIN A DETAILED LOG OF ALL PREVENTATIVE AND CORRECTIVE MAINTENANCE FOR THE STRUCTURAL STORMWATER MANAGEMENT MEASURES INCORPORATED INTO THE DESIGN OF THE DEVELOPMENT, INCLUDING A RECORD OF ALL INSPECTIONS AND COPIES OF ALL MAINTENANCE-RELATED WORK ORDERS.

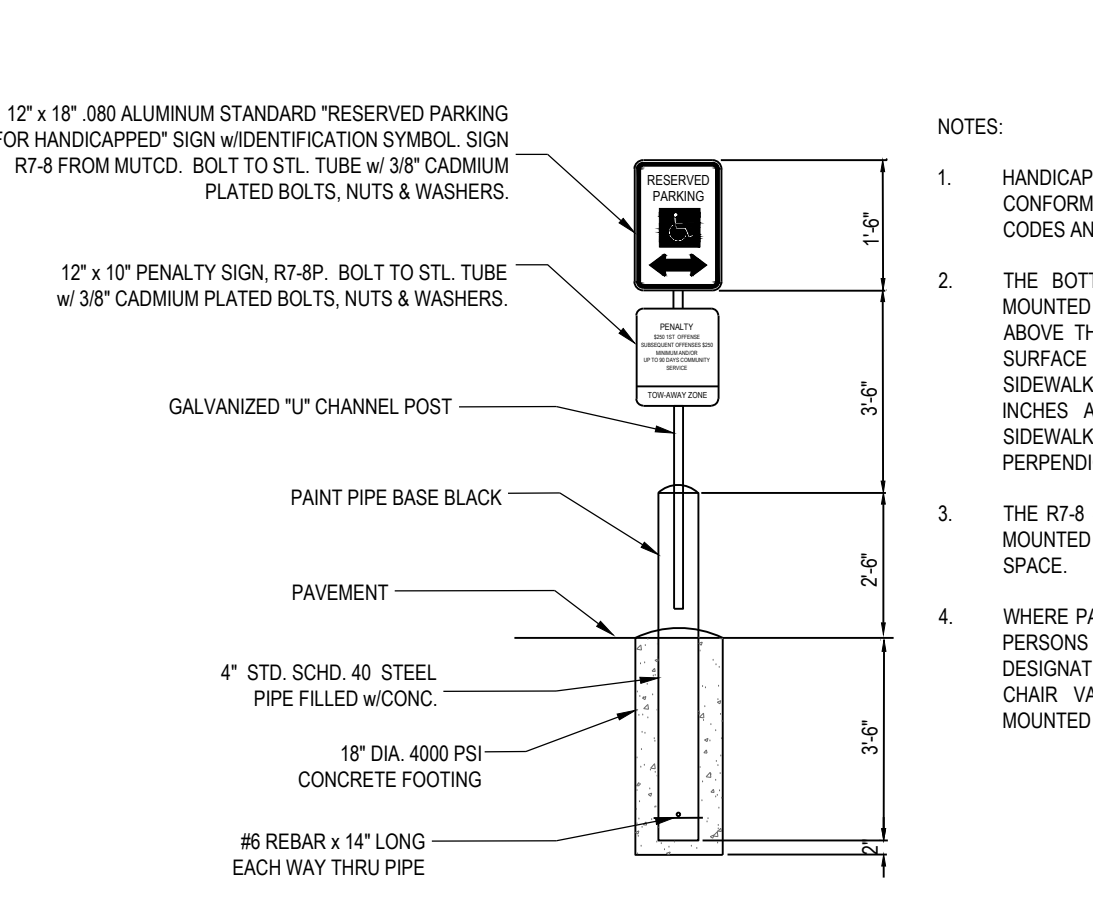
AS PER NJDEP BMP MANUAL, CH. 8 (FEB. 2004), A MAINTENANCE PLAN SHALL INCLUDE A SCHEDULE OF REGULAR INSPECTIONS AND TASKS, AND DETAILED LOGS OF ALL PREVENTATIVE AND CORRECTIVE MAINTENANCE PERFORMED ON THE STORMWATER MANAGEMENT MEASURE, INCLUDING ALL MAINTENANCE-RELATED WORK ORDERS. THE PERSON WITH MAINTENANCE RESPONSIBILITY MUST RETAIN AND, UPON REQUEST, MAKE AVAILABLE THE MAINTENANCE PLAN AND ASSOCIATED LOGS AND OTHER RECORDS FOR REVIEW BY A PUBLIC ENTITY WITH ADMINISTRATIVE, HEALTH, ENVIRONMENTAL, OR SAFETY AUTHORITY OVER THE SITE.

SWM MAINTENANCE PLAN

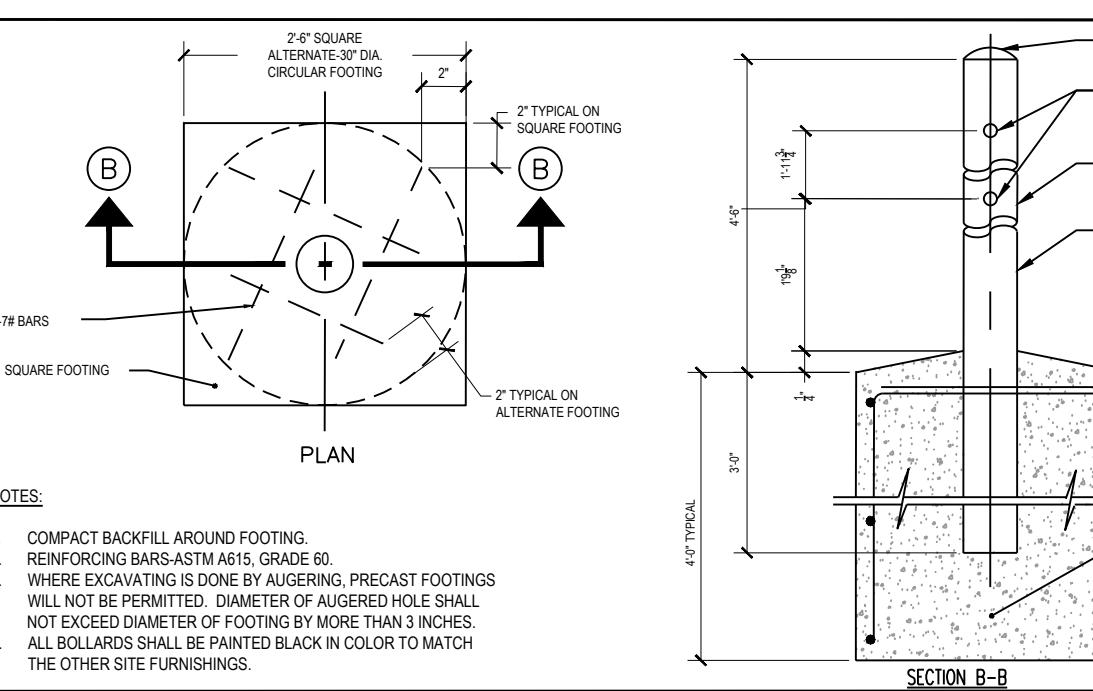
CONTRACTOR MUST REFER TO NEW JERSEY ASPHALT PAVEMENT DESIGN GUIDE FOR PAVEMENT INSTALLATION RECOMMENDATIONS AND DETAILS. THIS DETAIL IS ONLY APPLICABLE TO THE PORTION OF THE SITE WHERE NEW ASPHALT IS PROPOSED AS SHOWN ON THIS PLAN SET.



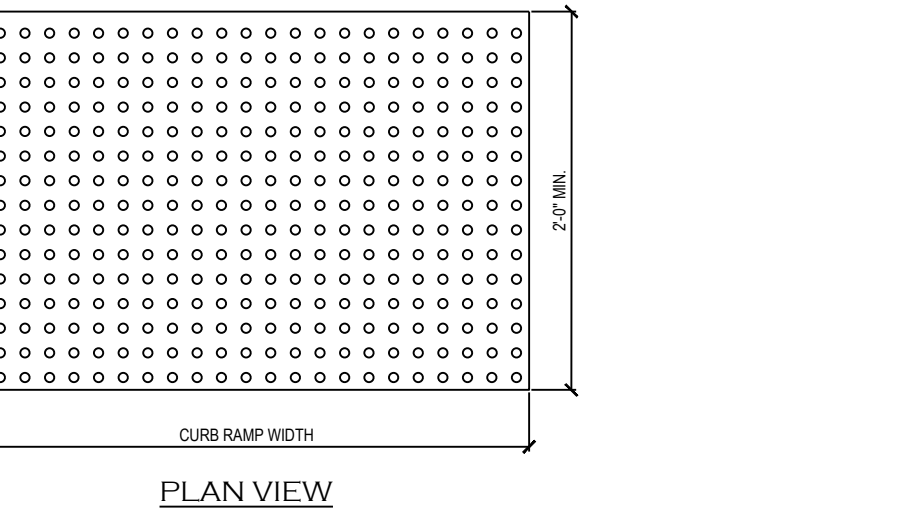
NEW ASPHALT PAVEMENT SECTION



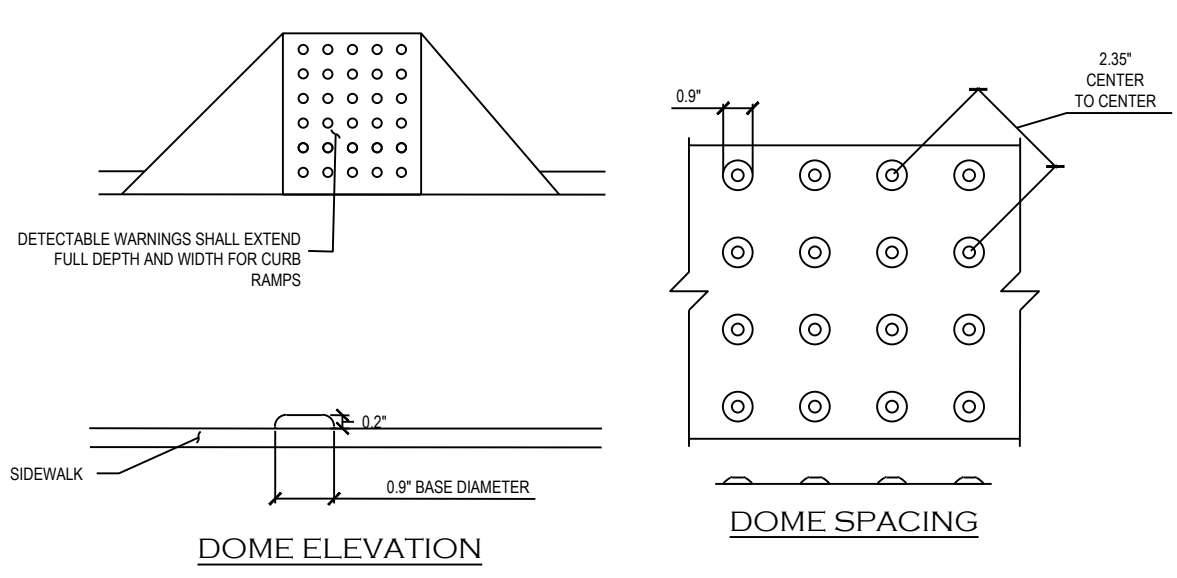
ACCESSIBLE PARKING SIGN - NJ



BOLLARD WITH FOOTING



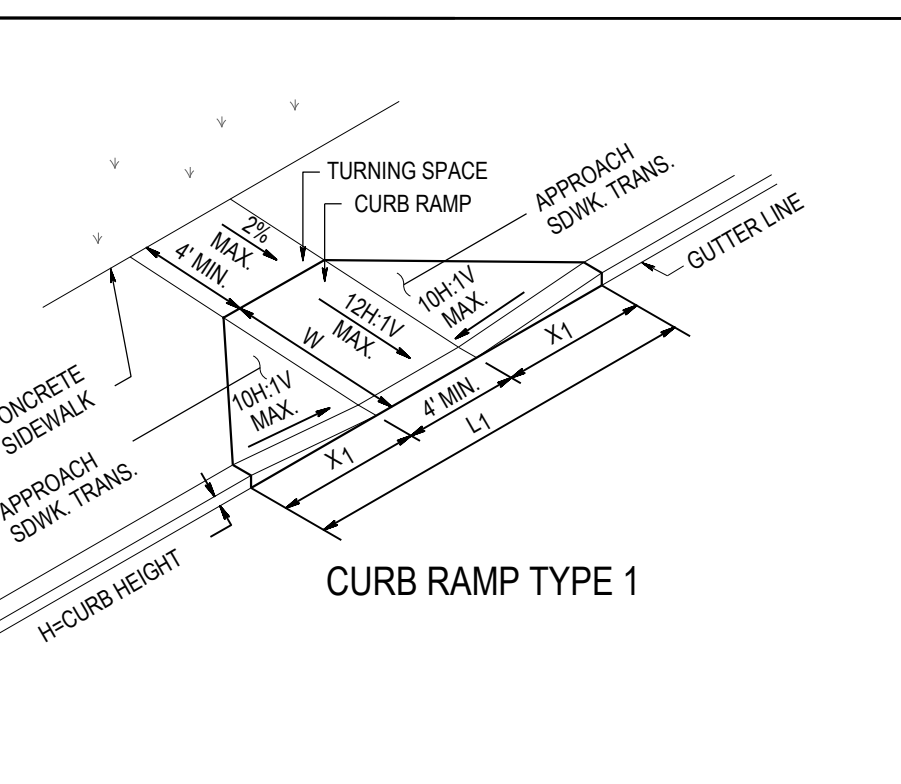
PLAN VIEW



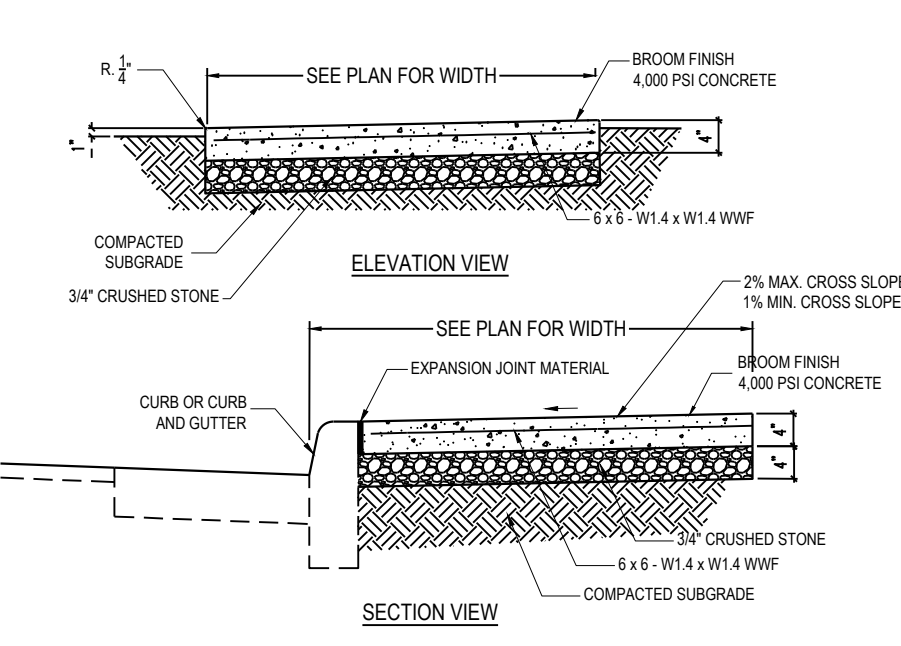
DOMES ELEVATION

- NOTES:
- DETECTABLE WARNINGS SHALL BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS.
 - WIDTH OF DETECTABLE WARNING AREA SHALL BE FULL WIDTH OF RAMP.
 - LENGTH OF DETECTABLE WARNING AREA SHALL BE MINIMUM 2 FEET REGARDLESS OF SECTION WIDTH. FOR CURB RAMPS, THE DETECTABLE WARNING SHALL EXTEND THE FULL DEPTH OF THE RAMP AND COMPLY WITH ADAAG 4.29.2.
 - DETECTABLE WARNING AREA CAN BE SQUARE WHERE USED IN A CURB RADIUS.
 - DETECTABLE WARNING DOMES SHALL BE ALIGNED ON A SQUARE GRID PARALLEL ALIGNMENT IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO TRAVEL BETWEEN DOMES.
 - DETECTABLE WARNING DOMES SHALL BE PLACED SO THE EDGE NEAREST THE CURB IS 6 INCHES TO 8 INCHES FROM CURB LINE.
 - MAT EDGES SHALL BE BEVELLED TO ELIMINATE TRIP HAZARD.
 - DETECTABLE WARNING COLOR SHALL CONTRAST WITH ADJACENT SURFACES PER CURRENT ADA REGULATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR APPROVAL.
 - CONTRACTOR SHALL OBTAIN LOCAL AUTHORITY, OWNER'S ENGINEER, AND OWNER'S APPROVAL FOR COLOR AND MANUFACTURER PRIOR TO INSTALLATION.

ADA DETECTABLE WARNING SURFACE

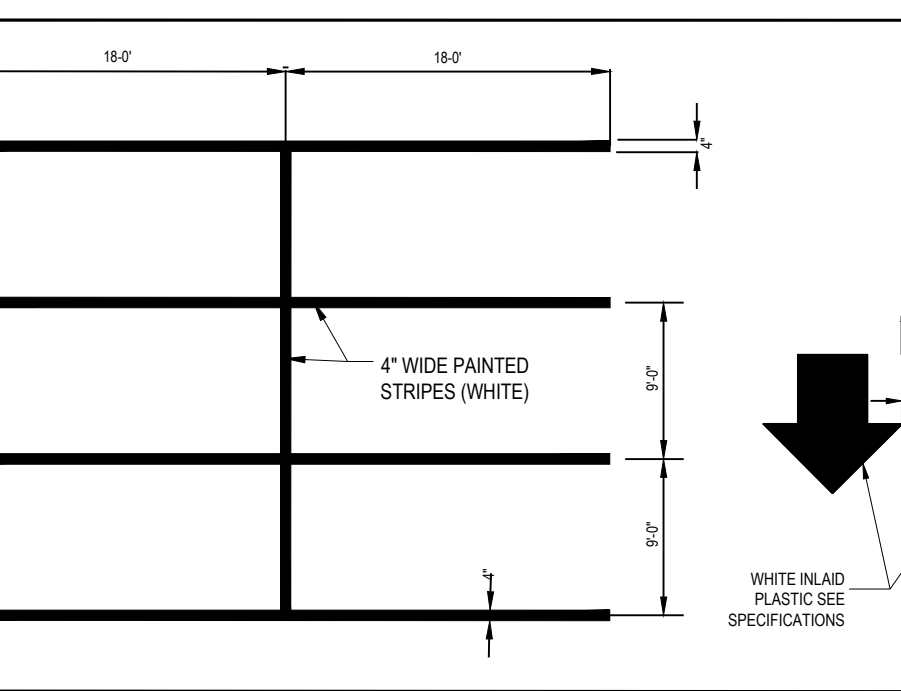


ACCESSIBLE CURB RAMP

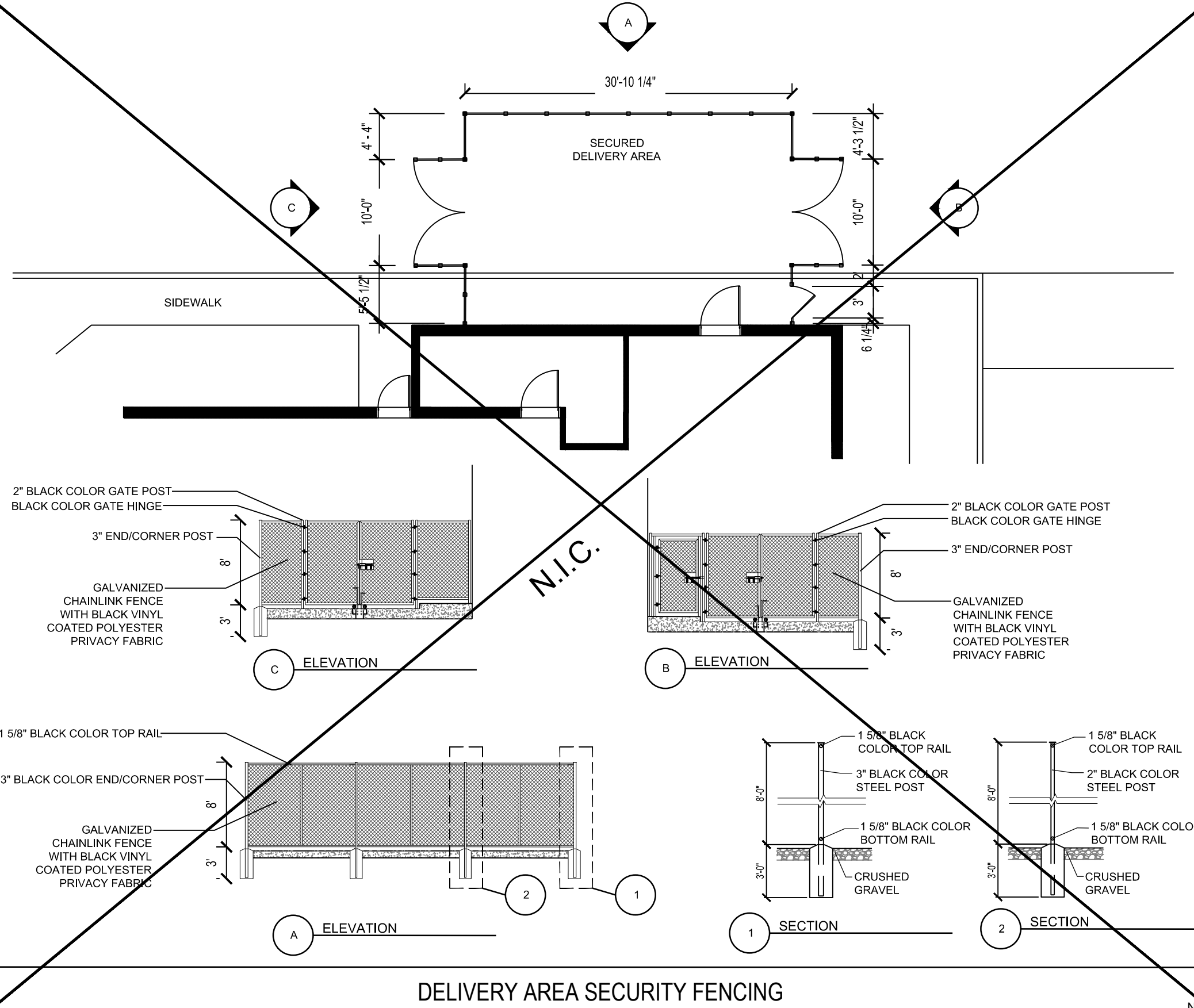


- NOTE:
- TRANSVERSE JOINTS SHALL BE PROVIDED EVERY 4' O.C. EXPANSION JOINTS SHALL BE 3/4" WIDE AND SHALL BE PROVIDED EVERY 16' O.C. RECESSED 1/4" FROM THE TOP OF FACE AND SHALL BE PREFORMED BITUMINOUS IMPREGNATED FIBER JOINT FILLER PER AASHTO SPEC. M-219 IN ACCORDANCE WITH TOWNSHIP STANDARDS.
 - ALL SIDEWALKS TO HAVE A BROOM FINISH TO ENSURE A SLIP-RESISTANT SURFACE.
 - CLASS III CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRESS OF 4,000 PSI.
 - CONTRACTOR TO PROVIDE SMOOTH FINISH EDGE FOR THE BROOM FINISH OF THE SIDEWALK. CONTRACTOR MUST PROVIDE SHOP DRAWING TO DESIGN ENGINEER PRIOR TO CONSTRUCTION.
 - ALL SIDEWALKS SHALL BE CONSTRUCTED WITH 4,000 PSI CONCRETE AND SEALED/ACURED WITH AQUON 2000 OR APPROVED EQUAL AS SOON AS FORMS ARE REMOVED.

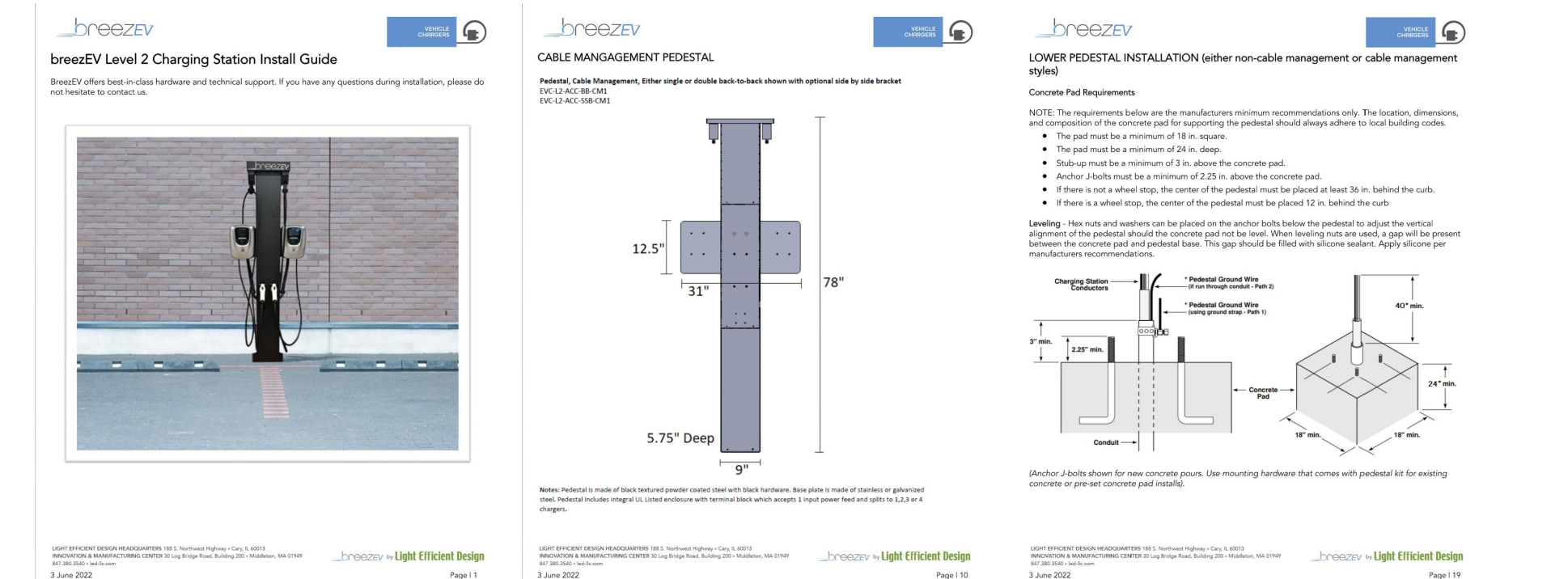
SIDEWALK



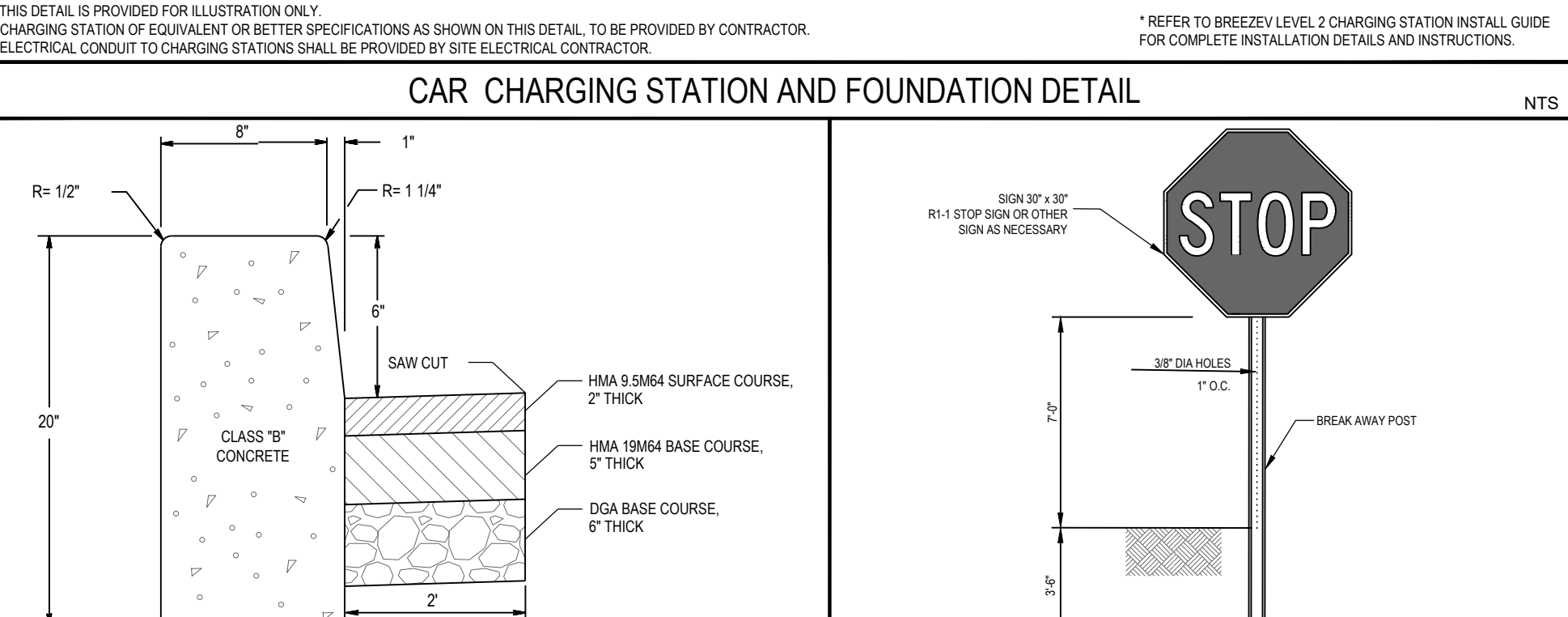
PAVEMENT MARKING



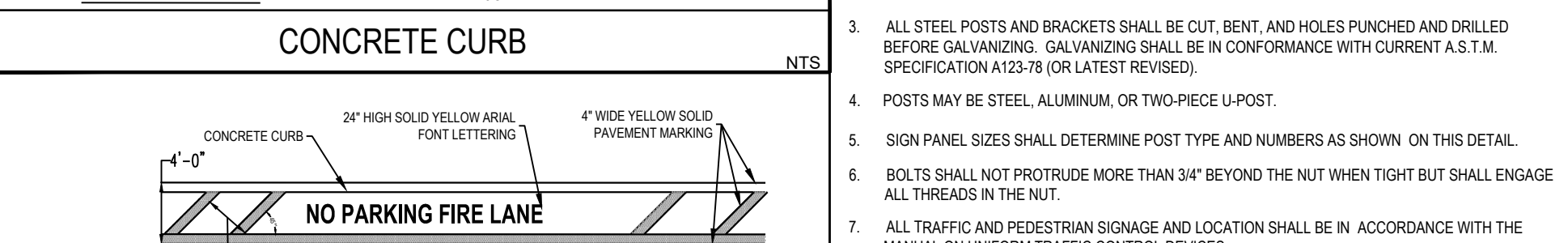
DELIVERY AREA SECURITY FENCING



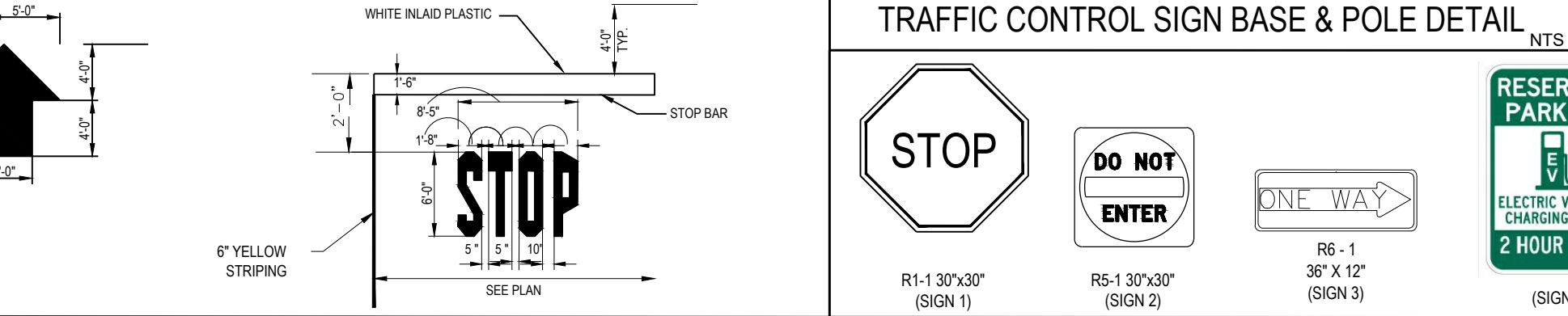
CAR CHARGING STATION AND FOUNDATION DETAIL



- NOTES:
- THIS DETAIL IS PROVIDED FOR ILLUSTRATION ONLY.
 - CHARGING STATION OF EQUIVALENT OR BETTER SPECIFICATIONS AS SHOWN ON THIS DETAIL, TO BE PROVIDED BY CONTRACTOR.
 - ELECTRICAL CONDUIT TO CHARGING STATIONS SHALL BE PROVIDED BY SITE ELECTRICAL CONTRACTOR.



TRAFFIC CONTROL SIGN BASE & POLE DETAIL



TRAFFIC SIGNS

MIDWEST COVER
Permanent & Athletic Privacy Windscreen

Midwest Cover Inc. is a USA manufacturer with over 20 years experience. We deliver top quality materials to your exact specifications. Expert printing available, comes with a 5 year 'No Fade' Print warranty.

Permascreen Plus
Permascreen Plus from Midwest Cover is a weather tough vinyl coated polyester for permanent installations such as baseball and tennis windscreens.

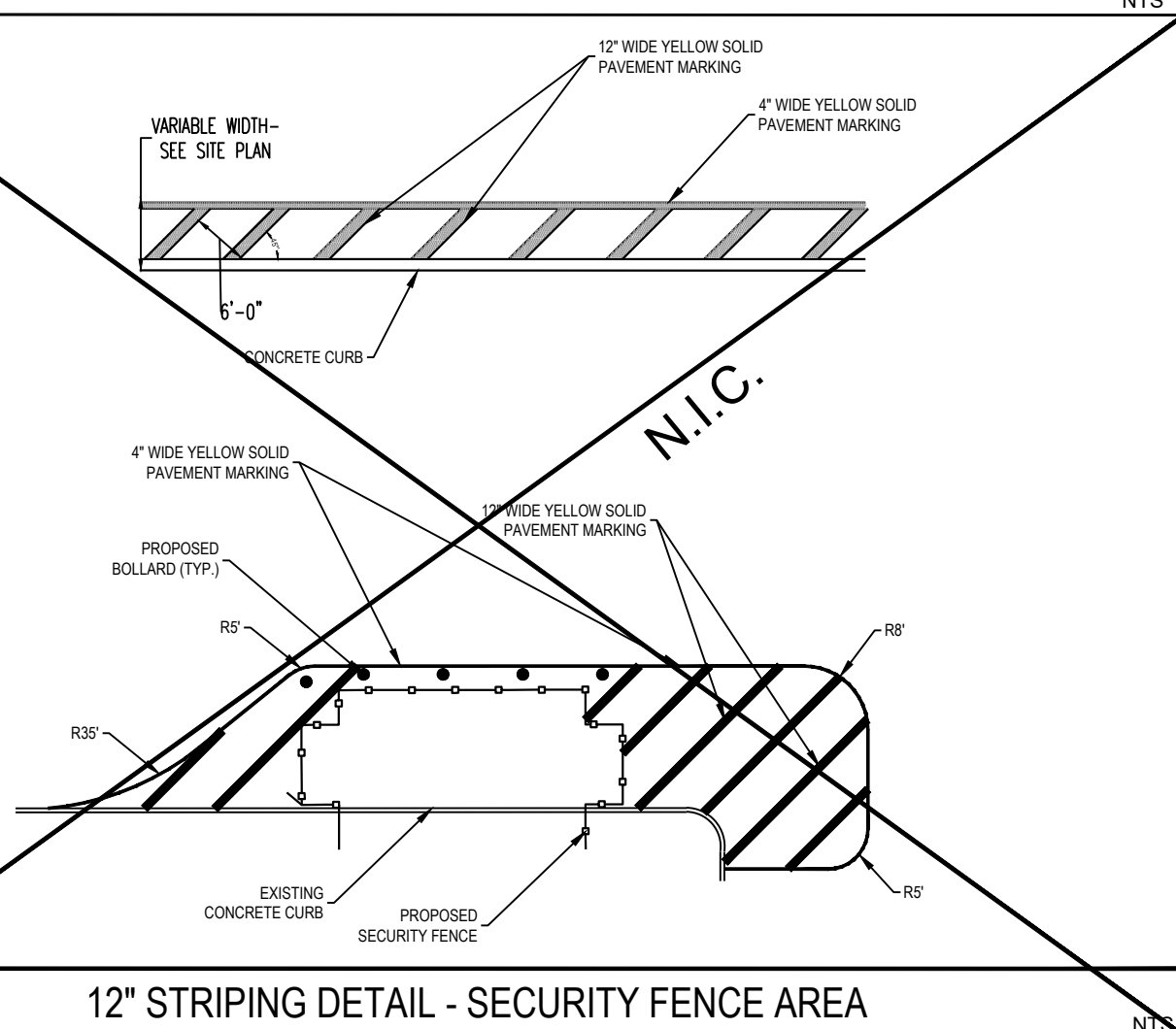
- Fabric: Vinyl Coated Polyester
- Opacity: 85%
- Weight: 11.0 oz. per square yd.
- Tensile Strength: 375 lbs. x 300 lbs
- Fabrication: Four ply, reinforced stems with reinforced 18oz. vinyl tape on all sides. #2 brass grommets placed at 18" intervals.

BRIGHTON
Full Color Digital Printing
Direct Print Logos

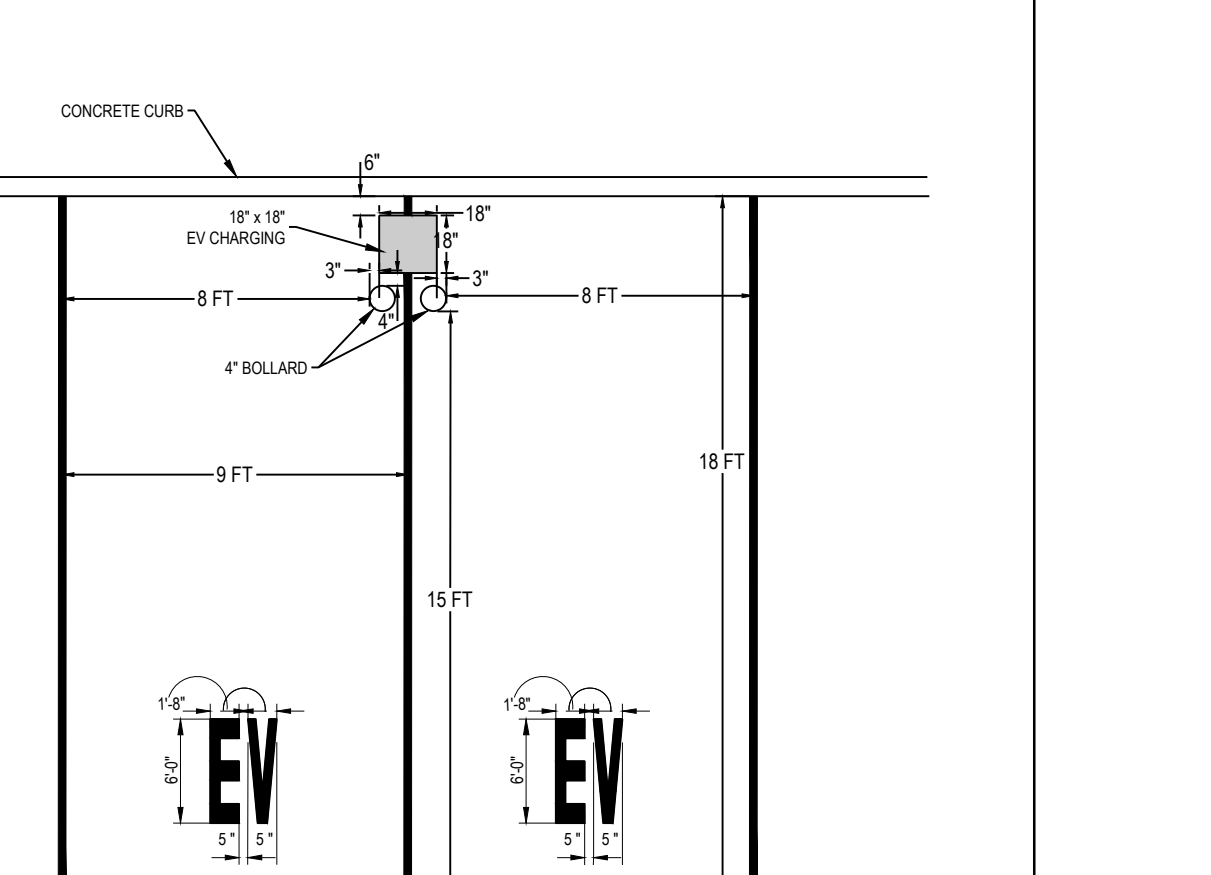
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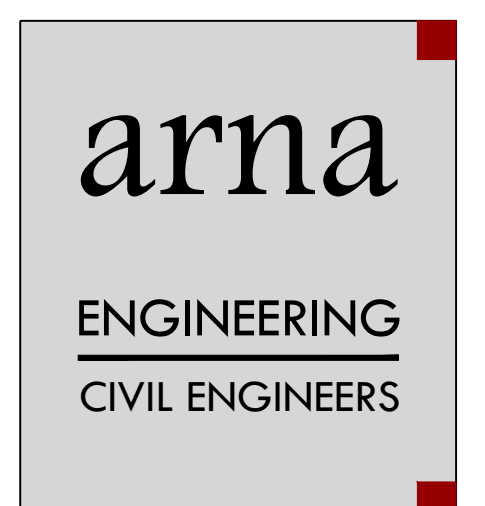
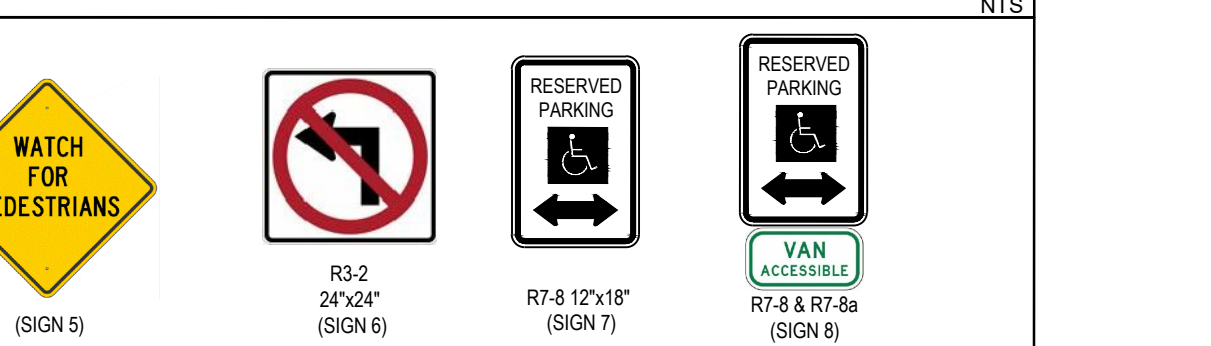
SECURITY FENCING PRIVACY SCREEN



12" STRIPING DETAIL - SECURITY FENCE AREA



EV CHARGING PARKING DETAIL



arna Engineering Inc.
1456 Ferry Road, Suite 603
Doylestown, PA 18901
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Project:
ENLIGHTEN HEALTH AND WELLNESS, ADAPTIVE REUSE OF MARLTON DINER
BLOCK NO. 3, LOT NO. 2.02
EVESHAM TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY

CONSTRUCTION DETAILS

CHIRAG V. THAKKAR, P.E.
PROFESSIONAL ENGINEER
N.J.LIC. NO. 24GE0451600

DATE	COMMENTS	NO.
01-28-25	REVISED PLAN	4.
04-04-23	REVISED PLAN	3.
12-15-22	REVISED PLAN	2.
09-20-22	REVISED PLAN	1.

REVISIONS

Project No.	230017901
Date	08/10/2022
Scale	N.T.S.
Drawn By	AG
Checked By	CT
Drawing No.	

CS-501

Project
**ENLIGHTEN HEALTH
AND WELLNESS,
ADAPTIVE REUSE OF
MARLTON DINER**

Block No. 3
Lot No. 2.02
EVESHAM TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

Drawing Title
**CONSTRUCTION
DETAILS AND
TRUCK TURN
PLAN**

CHIRAG V. THAKKAR, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. No. 24GE04451600

DATE	COMMENTS	NO.
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REVISIONS

Project No. 230017901

Date 08/10/2022

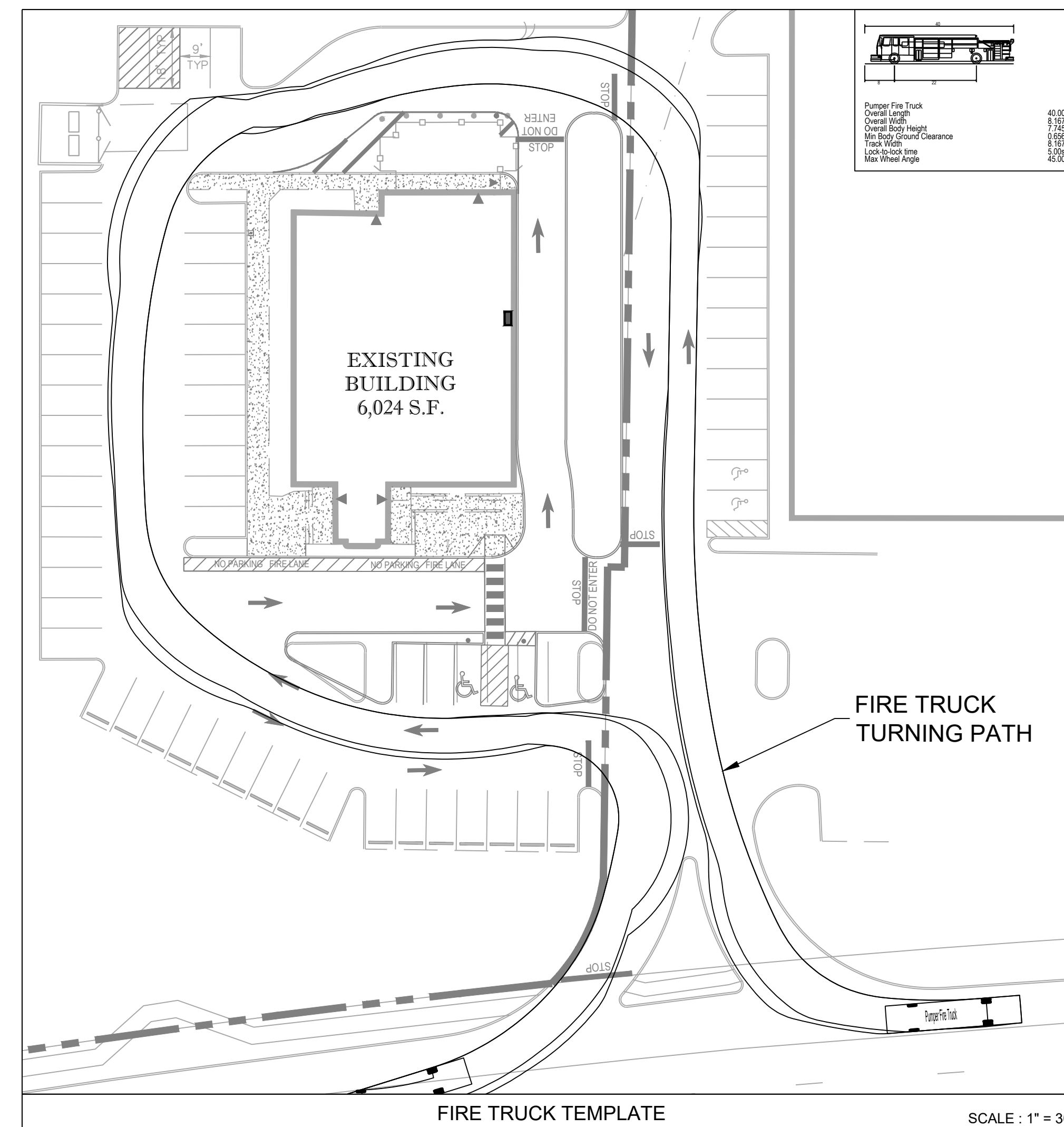
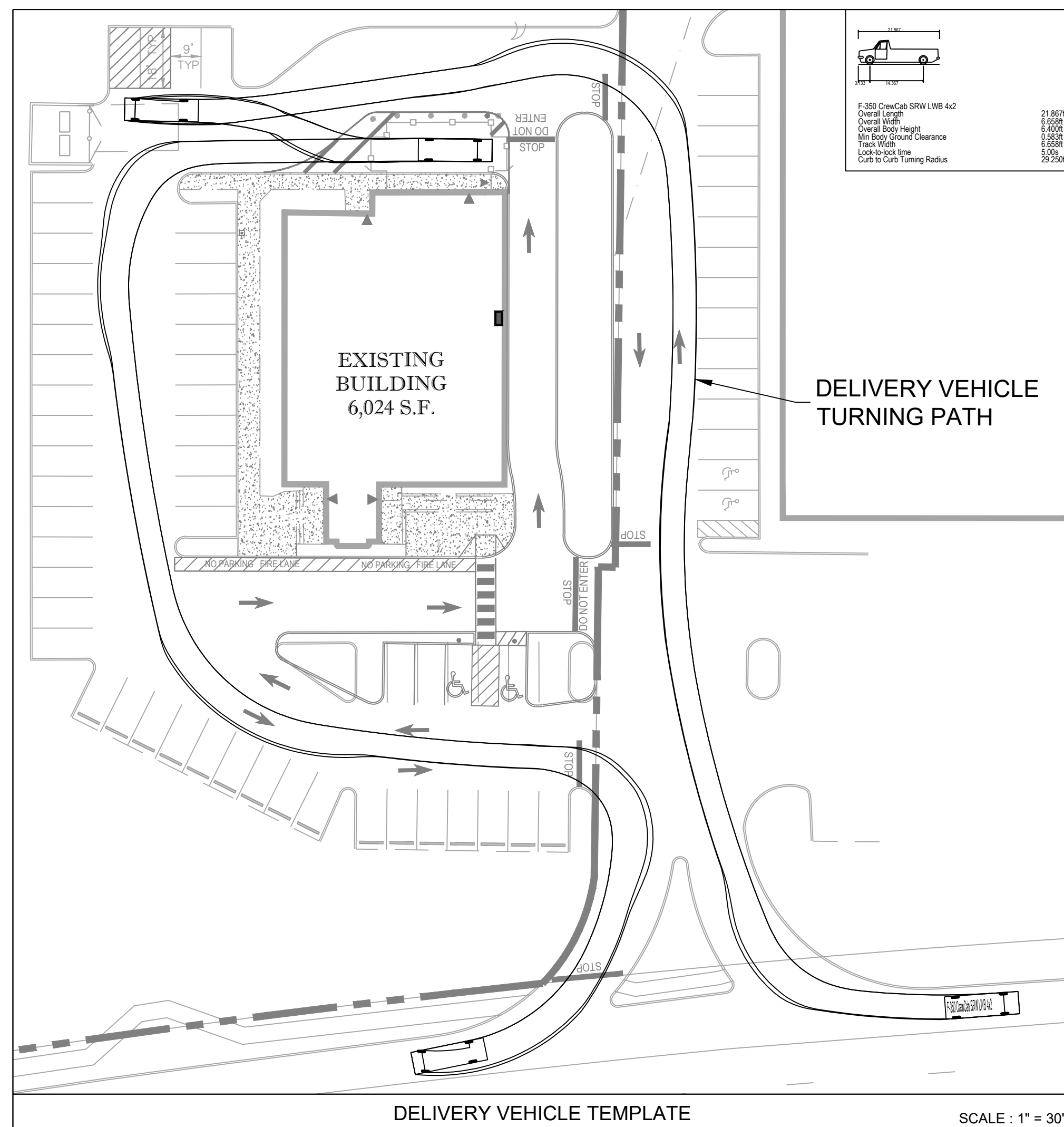
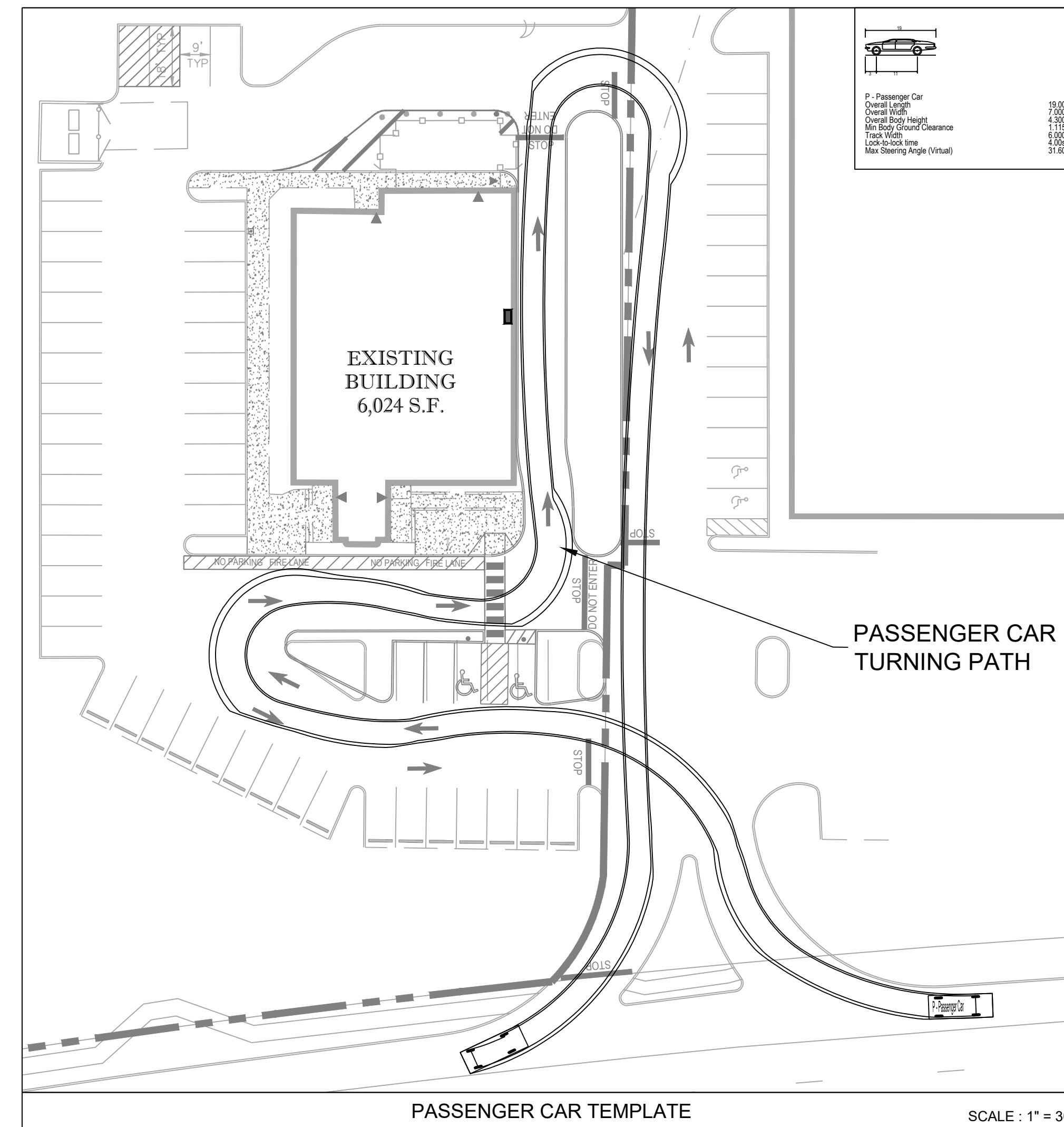
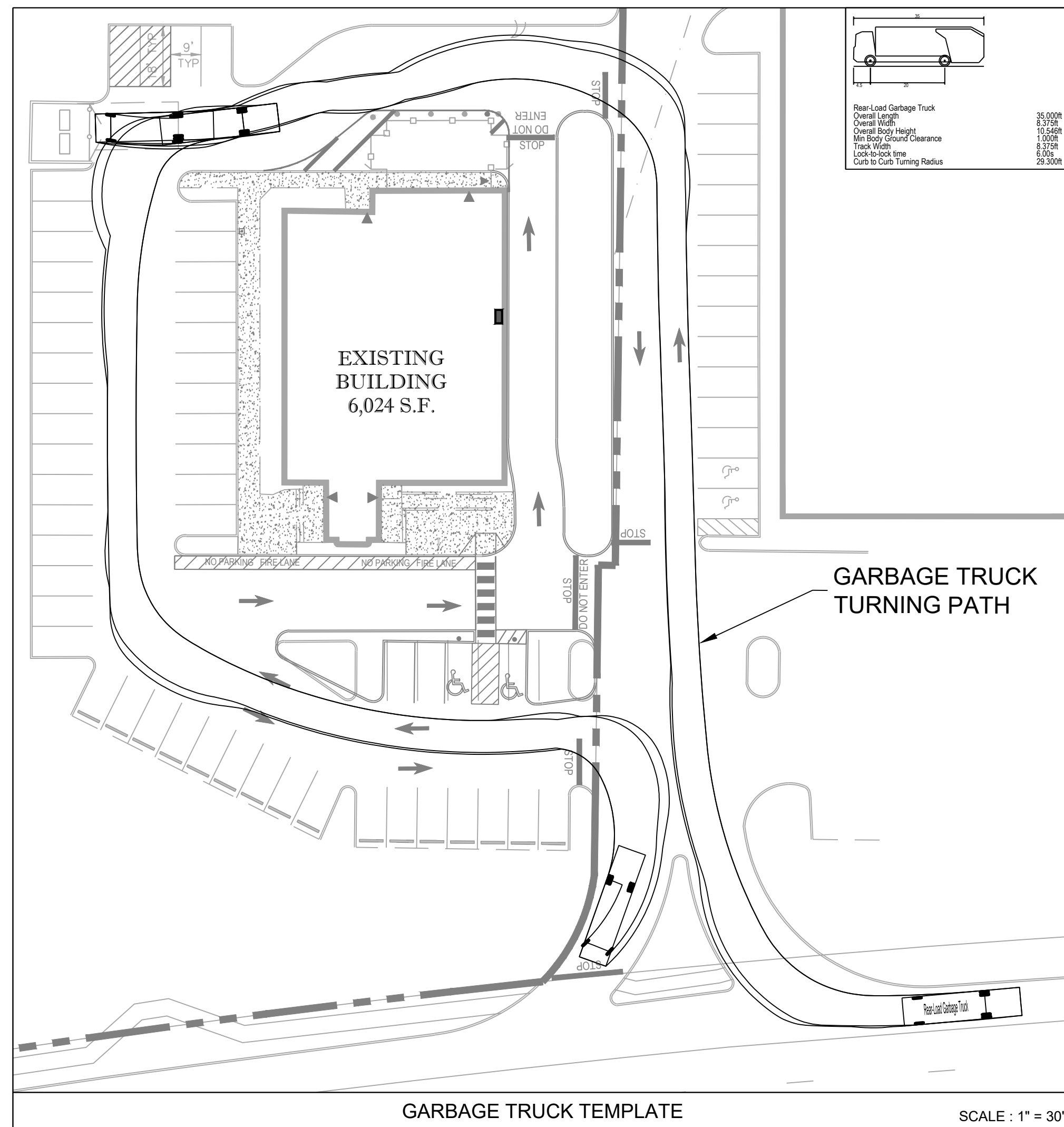
Scale AS SHOWN

Drawn By AG

Checked By CT

Drawing No.

CS-502



ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CLIENT:
ENLIGHTEN WELLNESS CANNABIS DISPENSARY
781 RTE 70 W
MARLTON, NJ 08053

THE WORK:
PROPOSED DRIVE THRU
781 RTE 70 W
MARLTON, NJ 08053

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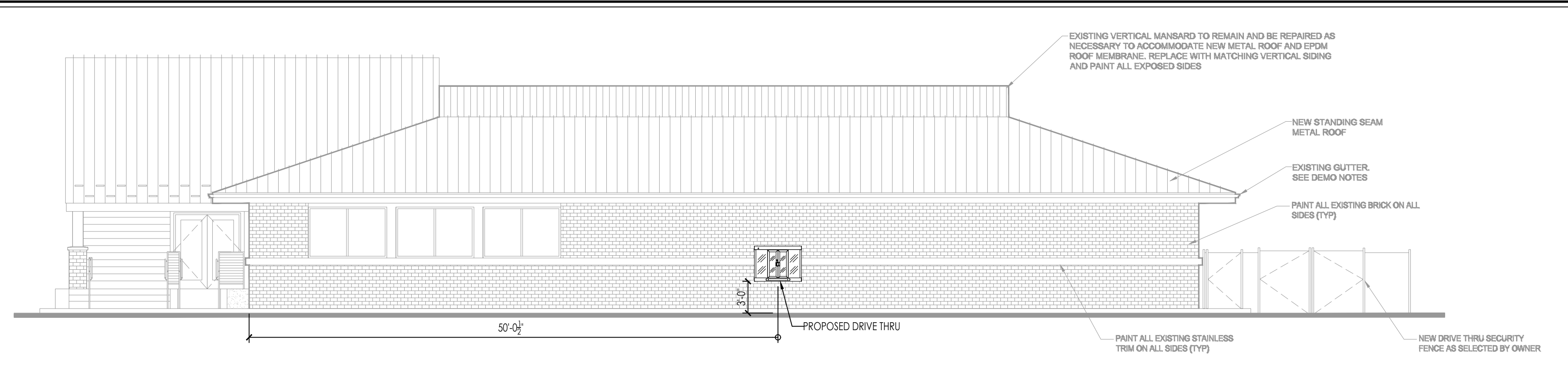
REVISIONS		
NO.	DESCRIPTION	DATE
01	REVISIONS	02.04.25

SHEET TITLE:

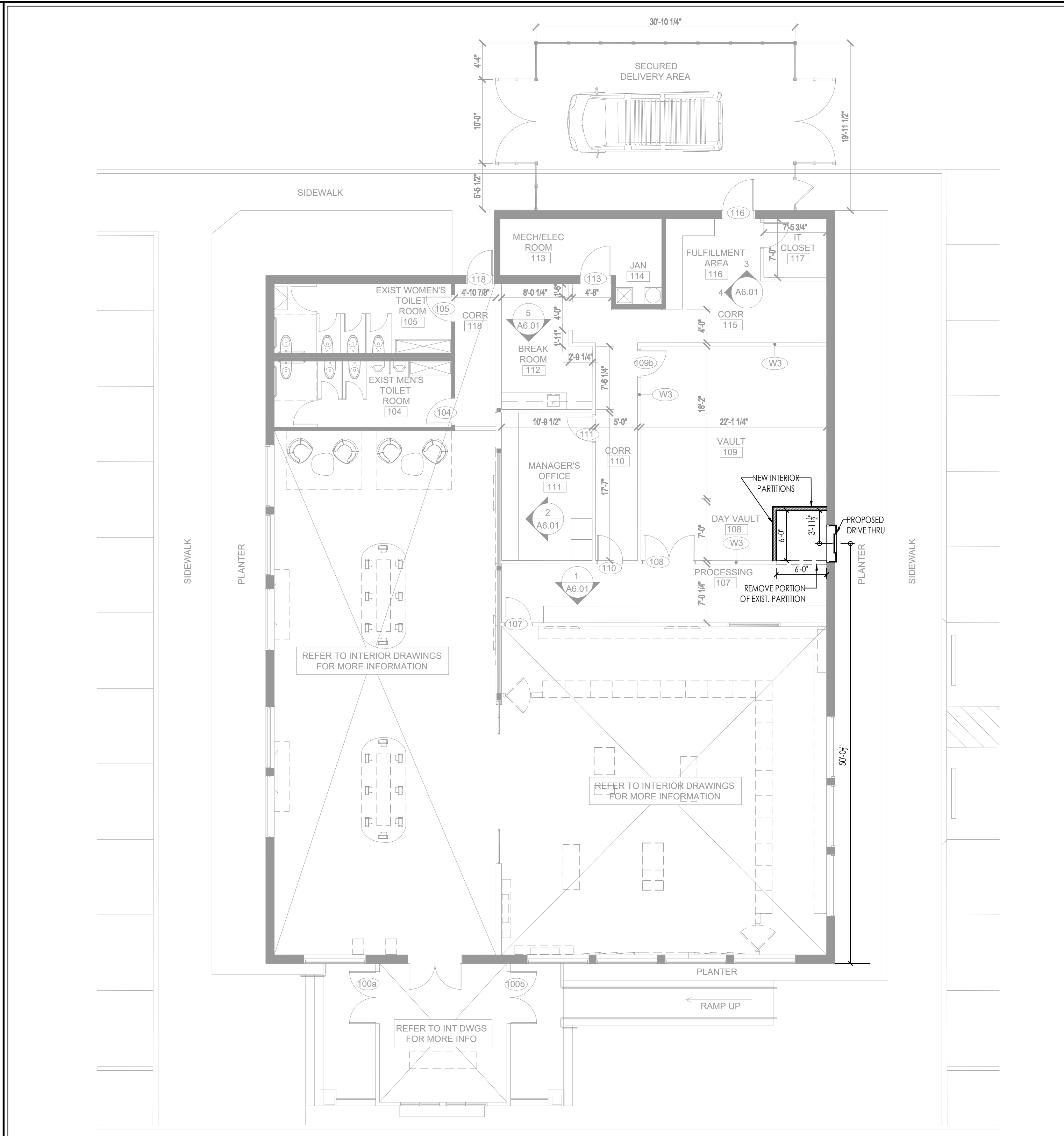
PROPOSED DRIVE THRU

JOB NO:	DESIGNED BY:
1769-07	TCP
DATE:	DRAWN BY:
02.04.25	MG
SCALE:	CHECKED BY:
AS SHOWN	TCP

DRAWING NUMBER:



2 RIGHT SIDE ELEVATION
1/8" = 1'-0"



1 FLOOR PLAN
1/8" = 1'-0"