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PRINCIPALS
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January 28, 2025

RECEIVED

Kevin Rijs
Township Manager
Evesham Township
984 Tuckerton Road
Marlton, NJ 08053

FEB 19 2025

P25-02

**RE: Waiver Request Letter
Enlighten Health and Wellness, Adaptive Reuse of Marlton Diner
Amended Major Site Plan Submission
Township of Evesham, Burlington County, New Jersey
ARNA Project No.: 230017901**

Dear Mr. Rijs:

In support of the Preliminary/Final Amended Major application, below please find the list of requested submission and design waivers from Subdivision and Site Plan Design Standards (Chapter 62) for the above referenced project:

REQUESTED WAIVERS FROM SUBMISSION REQUIREMENT CHECKLIST ITEMS:

1. Item no. 2 - An environmental assessment report pursuant to Ordinance 3-2-97 conforming with the current ASTM Standards. The applicant is requesting a waiver from this requirement, since the project site is already a existing facility, and no new clearance of vegetation has been proposed.
2. Item no. 3 – An Environmental Impact Report and a Cultural Resources Survey: The applicant is requesting a waiver from this requirement. The applicant is requesting a waiver from the environmental impact report requirement and the Cultural Resources Survey requirements, since the project site is already an operating retail cannabis facility, and no new clearance of vegetation or impact to any natural resources is proposed. Additionally, according to current spatial data available from NJDEP, no historic properties or historic districts or archeological sites currently exist on or in the immediate vicinity of the site.
3. Item no. 4 - A traffic impact study prepared, signed and sealed by a registered professional engineer of New Jersey. The applicant is requesting a waiver from this requirement, since the estimated traffic generation from addition of the drive-thru to the existing Cannabis retail use would be considerably lower than that of a restaurant/diner which previously operated at the site. The applicant is not proposed to add any additional square footage to the building or proposing change in use.
4. Item no. 81 – Location of nearest existing and proposed fire hydrant within 500 feet of property. Since the existing building and layout is proposed to remain as is, no changes in hydrant locations are proposed.

If you have any questions or need additional information, please do not hesitate to call us at (267) 733-7840.

Very truly yours,
ARNA Engineering Inc.

A handwritten signature in black ink, appearing to read "Chirag Thakkar". The signature is stylized with a large, looped initial "C" and "T".

Chirag Thakkar, P.E., LEED AP
Principal

Cc: Rick Birdoff – Enlighten Health and Wellness
Vishal Patel – Enlighten Health and Wellness

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