



**Consulting & Municipal
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April 2, 2025

Evesham Township Planning Board
984 Tuckerton Road
Marlton, New Jersey 08053

Attn: Jennifer Newton, Board Secretary

**Re: *Environmental Review
Enlighten Health & Wellness
Amended Preliminary and Final Major Site Plan
781 Route 70 West
Block 3, Lot 2.02
Evesham Township, Burlington County, New Jersey
Application No. P25-02***

Dear Ms. Newton:

CME Associates (CME) has received the application submitted by Enlighten Health & Wellness, LLC for the above-referenced site. The site encompasses approximately 2.5 acres of land located on the northern side of NJSH 70 West, approximately 300 feet west of North Cropwell Road, and utilizes a shared-access driveway with the adjoining Lot 2.01 (Pep Boys). The site is situated within the C-1 (Commercial) and EVCO (Evesham Crossroads Overlay) zoning districts.

Historically, the property contained agricultural land from prior to the 1930s until at least 1970. The existing building (approx. 6,000 SF) was constructed circa 1985 and occupied by restaurants until 2021. On April 13, 2022, the Evesham Township Council adopted Resolution 125-2022 supporting Enlighten's application to the State of New Jersey for licensure to operate a cannabis retail establishment at the site. On October 6, 2022, the Evesham Township Planning Board granted Preliminary and Final Major Site Plan approval (Resolution No. 2022-PB-16) for the renovation and adaptive reuse of the former Marlton Diner building for a Class 5 Cannabis Retail Establishment at the site. The current application proposes to add a new drive-thru lane on the east side of the building and reconfigure the existing landscaping, parking spaces, and drive aisles at the site. The applicant seeks Amended Preliminary and Final Major Site Plan approval from the Township of Evesham.

CONSULTING AND MUNICIPAL ENGINEERS LLC
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000
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On behalf of the Township of Evesham, CME has reviewed the following documents:

- Land Development Application P25-02 and Checklists, received February 19, 2025.
- Waiver Request Letter, prepared by ARNA Engineering, Inc., dated January 28, 2025.
- Amended Preliminary and Final Major Site Plan (7 sheets), prepared ARNA Engineering, Inc., dated August 10, 2022, last revised January 28, 2025.
- Proposed Drive-Thru Plan (1 sheet), prepared by TK Studio LLC, dated February 4, 2025.
- Resolution No. 2022-PB-16, Evesham Township Planning Board, adopted October 6, 2022, memorialized November 3, 2022.

ENVIRONMENTAL REVIEW

We have reviewed the application for compliance with the Evesham Township Land Use Code (as it relates to use of the property), including §94 Article II (Environmental Impact Report, including Cultural Resource Survey) and §94 Article IV (Phase I Environmental Assessments).

We offer the following environmental review with recommendations for your consideration.

Environmental Impact Report

Pursuant to §94-13 through §94-17, an Environmental Impact Report with a Cultural Resource Survey is required for each application for development, except for a minor subdivision.

The applicant has requested a waiver for this submission requirement.

1. No wetlands or water bodies are present on the site. Available mapping from the NJDEP indicates the Cropwell Branch of Pennsauken Creek is located approximately 700 feet northeast of the property. Regulated freshwater wetlands proximate to the stream are mapped approximately 600 feet northeast of the property and 750 feet from the building. The property has been developed and utilized for commercial purposes since the mid-1980s. The amended site plans indicate impervious coverage at the site will be reduced by 2,288 SF. **We have no objection to granting a waiver for this submission requirement. However, the applicant should provide testimony regarding the existing conditions and any proposed changes to the building, pervious/impervious coverage, storage areas, landscaping, and/or stormwater management at the site.**

Cultural Resources Survey

The applicant has requested a waiver for this submission requirement.



- Historically, the property contained agricultural land from prior to the 1930s until at least 1970. The property has been developed and utilized for commercial purposes since the existing building was constructed circa 1985. Surrounding properties consist of commercial, light industrial, and residential uses. The site and adjacent properties are not listed on the State and National Registers of Historic Places. Additionally, regional mapping indicates potential historic resources are not mapped on or adjacent to the site. **Based on the property location and site history, it is not anticipated that any significant cultural resources will be identified at the site. We have no objection to granting a waiver for this submission requirement.**

Air Quality Study

Per §160-15 of the Evesham Township Zoning Ordinance, an Air Quality Study is required for any residential development of 100 or more units and any other development involving more than 100 parking spaces.

- The previous approval (Resolution No. 2022-PB-16) reduced the parking at the site from 72 spaces to 66, including three (3) ADA spaces and two (2) electric vehicle (EV) spaces. The current application proposes to reconfigure parking at the site and reduce the total to 49 spaces. The amended site plans indicate the reconfiguration will move the two (2) EV spaces to the west side of the building and two (2) ADA spaces to the south side of the building. In addition, the secure loading area on the north side of the building will be removed to accommodate the drive-thru lane. **An air quality study is not required for the project as proposed. However, the applicant should provide testimony regarding the existing conditions and proposed changes at the site including to concrete/asphalt pavement, loading and storage areas, and number/uses of parking spaces.**

Environmental Site Assessment

Pursuant to §94-24 through §94-29, an Environmental Site Assessment is required as part of and as a condition of approval for each application for development.

The applicant has requested a waiver for this submission requirement.

As part of the previous application (P22-07), the applicant submitted a Preliminary Assessment/Phase I Environmental Site Assessment (PA/Phase I), prepared by The Vertex Companies Inc. and dated February 22, 2022, which identified eight (8) Areas of Concern (AOCs) associated with the site. The applicant agreed as a condition of approval (Resolution No. 2022-PB-16) to address several AOCs including AOC-2 (floor drains/grease trap), AOC-5a (paint



storage area), and AOC-5b (pesticide storage area), and to provide all related reports, records, and supporting documentation.

4. The applicant agreed to decommission the exterior grease trap on the north side of the building and to provide copies of all related reports, records, and supporting documentation including, but not limited to, an inspection approval from Burlington County. **Said documentation has not been provided to date. The applicant should submit documentation demonstrating the grease trap has been properly decommissioned in accordance with all applicable rules and regulations.**
5. As part of the previous application, the applicant provided an Asbestos Containing Building Materials and Universal Waste Survey prepared by The Vertex Companies; the surveys were conducted on September 27, 2022. Based on the sampling and laboratory analysis of 40 samples of suspect asbestos-containing materials (ACM), asbestos was identified in roofing tar; no other detections of asbestos were reported. Any ACM which will be impacted by renovation/redevelopment activities are required to be removed by a licensed asbestos abatement contractor in full accordance with all regulations; if additional suspect ACM are discovered during future renovation activities, additional sampling and analysis should be performed prior to disturbance. The universal waste survey identified several hazardous materials associated with the structure including lead-acid batteries, fluorescent lighting (bulbs, ballasts), and refrigerant-containing equipment; the identified materials must be properly managed prior to demolition/renovation activities. CME agreed with the conclusions and recommendations presented in Vertex's report. CME recommended the applicant comply with Vertex's recommendations and provide copies of all related reports, records, and supporting documentation. **Said documentation has not been received to date. The applicant should provide documentation demonstrating compliance.**
6. **Any soils which will be removed from the site shall be properly characterized in accordance with applicable regulations prior to transporting off-site. The applicant should provide the Township with copies of all related reports, records, and supporting documentation.**
7. **All asphalt, concrete, and/or other debris/wastes generated during the proposed activities shall be properly disposed or recycled at regulated facilities. The applicant should provide the Township with copies of all related reports, records, and supporting documentation.**



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Evesham Township Planning Board
Re: Application No. P25-02

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CME Associates reserves the right to provide additional comments as more information becomes available. Should you have any questions in this regard, please do not hesitate to contact this office.

Very truly yours,
CME Associates

Behram Turan, P.E., LSRP
Senior Vice President

BT:ers

cc: Kevin Rijs, PP, AICP, Director of Community Development
Ronald Cucchiaro, Esq., Board Solicitor
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