



County of Burlington
Department of Public Works – Planning Board
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Danielle Scoleri, Principal Engineer

October 7, 2025

B.C.P.B.# S25-13-067

Taylor, Wiseman & Taylor
124 Gaither Drive
Suite 150
Mount Laurel, NJ 08054

Attn: Vlad Koldomasov (email: koldomasov@taylorwiseman.com)
RE: MARLTON CROSSING
Municipality: Evesham Township
Block: 24.21 Lot: 3
Roads: Old Marlton Pike (CR #600), Centre Boulevard & Lippincott Drive (Both Municipal)

Dear Mr. Koldomasov,

The following are our comments.

1. INFO – This site plan application proposes the development of a 4-story, multi-family residential facility (325 residential units total), a parking garage, paved parking areas to include 186 parking spaces, stormwater management facilities and other miscellaneous on-site improvements. The site has indirect access to Old Marlton Pike (CR #600) via adjacent Lot 2 and direct access to Centre Boulevard (municipal) in Evesham Township.
2. INFO – Lot 3 currently consists of multiple, single and double story office buildings which will be demolished and removed from the site.
3. As per LDRR, Section 6.03A.7, road names and route numbers on all existing and proposed roads are to be shown on the plans. Old Marlton Pike is also known as County Route #600 is to be labeled as such on all applicable plan sheets.
4. A blanket cross-access easement is required and shall be obtained in favor of both Lots 3 and 2 as the site access to Old Marlton Pike exists in Lot 2, but will be utilized by both lots.
 - a. Prepare and submit a draft legal description for the cross-access easement and submit to this office for review.
 - b. After review and acceptance of the legal description, draft a deed, execute and submit to the Burlington County Clerk's Office for filing.
 - c. Submit a copy of the filed deed to the Office of the Burlington County Planning Board for our files.

5. As per LDRR, Section 13.37, all 'B' inlets located within county right-of-way are to receive N-ECO curb pieces and grates. There are three (3) 'B' inlets located within the county right-of-way along the site frontage shown on the Overall Grading Plan sheet 6. The inlets are to be shown on ALL applicable plan sheets, including, the site plans. Revise the plans signifying the replacement of the curb pieces and grates and include a detail for N-ECO curb pieces on the plans.
6. Old Marlton Pike (CR #600) was recently overlaid/resurfaced in late summer 2025. A 3-year moratorium is currently in effect, therefore, any work performed within the county right-of-way would need to be restored in accordance with the moratorium requirements as per the Right-of-Way Access Department and at the County Engineer's discretion.

Stormwater Management Comments

7. INFO - The submitted Stormwater Management Report appears to have been prepared in general conformance with the New Jersey State Stormwater Management Regulations. The report indicates that stormwater runoff generated by the proposed development will be less than the pre-existing site conditions as a result of the proposed stormwater management improvements.
8. The information for the outlet control structure shown on plan sheet 7 doesn't match the information shown on plan sheet 23. The information shown for outlet control structure #1 should match and be the same on all applicable plan sheets.

Traffic Comments

9. Traffic comments are provided in the attached memo, dated October 7, 2025 from Traffic Planning and Design, Inc. (TPD).

We reserve the right to make additional comments as additional information is submitted.

This application will be on the October 14, 2025 agenda of the Land Development Review Committee Meeting held at 03:00 PM in the Engineer's Office.

Feel Free to call with any questions.

Very Truly Yours,
BURLINGTON COUNTY PLANNING BOARD



Brian Stilts
Senior Engineer Civil

cc: Evesham Township Planning Board Secretary (email: newtonj@evesham-nj.gov)
Evesham Township Planning Board Engineer (email: Timothy.Staszewski@rve.com)
Evesham Township Construction Official (email: saccomannoa@evesham-nj.gov)
Applicant's Attorney (Peter M. Flannery email: pflannery@bisgaierhoff.com)
S25-13-067



MEMO

To: Danielle Scoleri, PE – Planning Board Engineer

From: Bryan Proska, PE, PTOE – TPD

cc: TPD File

Date: October 7, 2025

Re: **Marlton Crossing (App No. S25-13-067)**
Traffic Engineering Review – 1st Review
Evesham Township, Burlington County, NJ
Application No. S25-13-067
TPD No. BURL 004

As requested, TPD has conducted a traffic engineering review of the County Planning Board Application No. S25-13-067 for the proposed development at 100 Centre Boulevard on the property designated as Block 24.21, Lot 3 in Evesham Township.

The Applicant is seeking approval to redevelop the existing ±76,800 square-foot (SF) Marlton Crossing office development with a four-story, ±325-unit residential development with garage and surface parking. Vehicular access to the site is currently provided via driveways to Old Marlton Pike (CR 600), Centre Boulevard, and Lippincott Drive. No modifications to the site driveways are contemplated as part of the redevelopment.

The following items which TPD received were utilized in preparing this review:

- » *Traffic Engineering Assessment for Marlton Crossing*, prepared by Shropshire Associates, LLC, dated June 19, 2025.
- » *Marlton Crossing Preliminary & Final Site Plans*, prepared by Taylor Wiseman & Taylor, dated June 26, 2025 and last revised September 5, 2025 (26 sheets).

Based on our review of the items received, we offer the following comments for consideration:

GENERAL COMMENTS

1. INFO – Traffic control plans in accordance with the requirements in the County Policy, Procedures and Specifications Manual will need to be provided and approved during the Road Occupancy Permit application process.
2. INFO – The Burlington County Highway Master Plan (<https://www.dvrpc.org/webmaps/bchmp/>) identified a recommended ROW width of 100 feet for CR 600.

TRAFFIC IMPACT STUDY COMMENTS

3. INFO – The latest (12th) edition of the ITE Trip Generation Manual indicates lower trip generation rates for office developments compared to those used in the submitted traffic report. As a result, the proposed redevelopment is expected to generate more trips than the existing use during the weekday AM peak hour (23 additional trips), weekday PM peak hour (17 additional trips), and Saturday peak hour (49 additional trips).
4. Confirm that the traffic counts and analysis include vehicle movements at the Highway 90 ingress driveway, located opposite the existing site driveway on CR 600. If not already accounted for, revise the analysis to incorporate ingress traffic at this location.
5. Verify that the trip assignment assumptions in the submitted traffic report are appropriate. The parking garage for the redevelopment appears to be situated at the rear of the building, with more direct access from CR 600. However, the report assumes that the majority of traffic will enter/exit the site via the Centre Boulevard driveway.
6. A No Left Turn (R3-2) sign is currently posted along westbound CR 600 at the existing driveway. Despite this restriction, traffic count data shows a notable volume of vehicles making this movement. Additionally, the traffic report assigns 26% to 36% of site-generated entering traffic to this prohibited movement under the build condition. Revise the traffic report to reallocate the restricted movements accordingly within the study area.

PLAN COMMENTS

7. Provide a County Roadway Improvement Plan to include the following:
 - » Dimension the ultimate right-of-way (UROW) from the roadway centerline on CR 600.
 - » Existing and proposed pavement markings, signs, and traffic control devices.
 - » Applicable standard county details such as curb and paving.
8. Sight triangles for the CR 600 driveway complying with AASHTO intersection sight distance standards are to be shown on the County Roadway Plans. The entire sight triangles and all roadway striping are to be provided to demonstrate that the sight triangles terminate in the correct travel lane.

9. If any sight triangles at proposed driveways/roadways intersecting with county roads encroach onto adjacent lot(s), a sight triangle easement in favor of this lot will need to be acquired from adjacent lot(s). The Applicant will need to prepare and submit a draft legal description for the sight triangle easement for review. After review and acceptance of the legal description, the Applicant will need to draft a deed, execute, and submit to the Burlington County Clerk's Office for filing. A copy of the filed deed will need to be submitted to the Office of the Burlington County Planning Board.
10. Modify the existing driveway design to incorporate a channelizing island that physically restricts left-turn ingress movements. Refer to Figure 6 of the LDRR for general design standards and guidance.
11. Upgrade the video detection at the CR 600/Centre Boulevard signal to meet County standards.
12. Upgrade the pedestrian signal equipment for the southeast crossings at the CR 600/Centre Boulevard intersection to meet current requirements. Provide traffic signal plans and electrical plans showing the pedestrian signal equipment upgrades.
13. Upgrade the curb ramps in the southeast quadrant of the CR 600/Centre Boulevard intersection. Evaluate the existing receiving curb ramps for the southeast crossings of CR 600/Centre Boulevard for compliance with ADA standards. If found to be non-compliant, replace the ramps accordingly and update the plans to reflect the necessary revisions.

We reserve the right to make additional comments as additional information is submitted. Please call if you have any questions.