



Michelle M. Taylor, AICP, PP
Scott D. Taylor, AICP, PP, LLA, LEED AP

Steven F. Lennon, LLA, PP
Holly M. Pasqua, Business Manager

Elaine A. Mills, LLA, ISA Cert. Arborist
Brandon Guy, LLA

- Community Planning
- Landscape Architecture
- Municipal Consulting
- Streetscape Design
- Economic Development
- Parks and Recreation

September 24, 2025

Planning Board
Township of Evesham
984 Tuckerton Road
Marlton, NJ 08053

**Re: Applicant/Owner: Marlton Crossing Development
Evesham ID: P25-11
Submission Waiver
Block 24.21, Lot 3
100 Centre Blvd.
Township of Evesham, Burlington, New Jersey
TDG Project No. 2019-109.63P - Planning Letter #1**

Dear Chair and Board Members:

Our office has received and reviewed the following submission items:

- **Land Development Application**, submitted Ari Mitnick dated June 26, 2025.
- **Plan of Survey & Topography**, prepared by Taylor Wiseman & Taylor, consisting of 1 sheet, dated May 1, 2025.
- **Preliminary & Final Site Plan- Landscape Architecture Overall Site Layout Plan**, prepared by Bohler, LLC., consisting of 6 sheets, dated May 27, 2025, last revised July 22, 2025.
- **Preliminary & Final Architectural Site Plan-Proposed Four-Story Building**, prepared by Minno Wasko Architects & Planners, consisting of 9 sheets, dated June 27, 2025.
- **Preliminary & Final Site Plans**, prepared by Taylor, Wiseman, & Taylor, consisting of 26 sheets, dated June 26, 2025, last revised August 28, 2025.
- **Centre Boulevard Redevelopment Plan**, prepared by Heyer, Gruel & Associates, dated January 17, 2025, Planning Board consistency review dated February 6, 2025, Evesham Township Council adoption date February 12, 2025.

We offer the following comments, based upon the submittal.

A. Site & Proposal

1. The 8.805-acres tract is located at the southeast corner of the intersection of Marlton Pike West and Centre Boulevard; and the site also contains frontage along Lippincott Drive to the south. The site is within the Centre Square Redevelopment Area.
2. The tract currently contains the existing Centre Boulevard office complex and associated site improvements. The site is currently accessed by vehicles, bicycles and pedestrians via Centre Boulevard, Lippincott Drive, and the Marlton Crossing Shopping Center. There is not an existing sidewalk along Centre Boulevard.

Taylor Design Group, Inc.
131 Hartford Road
Mount Laurel, NJ 08054

T. 856.810.3443

W. TDGplanning.com

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3. The surrounding area is comprised of the following zones and land uses.
 - a. North of the site across Old Marlton Pike are various commercial buildings and medical offices located within the Genesis RMA Redevelopment Area, the C-1 Commercial District and the EVCO Evesham Crossroads Overlay.
 - b. East of the site, is the Marlton Crossing Shopping Center located within the C-1 District and the EVCO.
 - c. South of the site is the AH-1 Affordable Housing District located across Lippincott Drive and contains the Marlton Woods development.
 - d. West of the site across Centre Boulevard is the MF Multi-family District, which contains the Marlton Meeting Condominiums.
4. The Applicant requests Preliminary and Final Site Plan approval to construct multi-family apartments and associated improvements, including the following:
 - a. 325 market rate and affordable units within a 4-story building containing 338,470 SF (see architecture plan) with a 116,410 SF footprint. The “Building Matrix” table on the Civil overall site plan and the “Project Data” on the Architecture Cover Sheet floor area figures should be reconciled. 276 market rate units and 49 very low, low, and moderate income units/ supportive or special needs units are proposed.
 - b. The interior spaces on the first floor include lobby, leasing, amenity, and play spaces totaling 12,700 SF.
 - c. Three (3) private exterior recreation facilities are proposed at the ground level, totaling approximately 35,300 SF, which are proposed to contain gardens, walking paths, tot lot, swimming pool, picnic area, and passive rest areas. All of the courtyards are accessible from the interior and exterior.
 - d. Vehicular access is provided from Centre Boulevard, Lippincott Drive and Marlton Crossing Shopping Center, pedestrian sidewalk improvements are proposed to Marlton Crossing Shopping Center, and internal circulation is provided;
 - e. 553 parking stalls, including surface (237), and garage (316), and included in those figures are 11 accessible spaces, and 83 EV spaces;
 - f. Loading and service area for trash, utilities, and move-in;
 - g. Landscaping and lighting; and
 - h. Utilities.

B. Affordable and Supportive/ Special Needs Housing (pages 18 & 19)

1. The redevelopment plan requires 15% of the units to be set aside as low- and moderate-income family units, of which 50% (to be rounded up) are reserved for supportive or special needs units.
2. The Redevelopment Plan anticipates that there will be up to 24 family rental units, subject to the bedroom and income distribution of UHAC, of which 13% within each bedroom distribution are required to be set aside for very low-income households (earning less than 30% of median income)
3. The project unit mix table should be updated to reflect the family rental very low-, low-, and moderate- income unit mix consistent with UHAC.
4. The supportive housing units are required to provide five (5) percent that have either two (2) or three (3) bedrooms. Waivers may be sought to ensure success.



5. The project unit mix table should be updated to reflect the supportive housing / special needs housing unit mix consistent with UHAC.
6. The affordable units are to be integrated and not concentrated in specific areas of the building unless the provider of the special needs/ supportive housing units prefers such an arrangement. The location of the affordable housing is required to be provided on the floor plans submitted with the Planning Board application, however, this was not obvious on the floor plans and should be provided.
7. Any approval should be conditioned upon all very low-, low-, moderate- income and special needs and supportive housing be subject to affordability controls for 40 years.
8. If project phasing is anticipated, then the phasing of the affordable housing units should also be provided, compliant with N.J.A.C. 5:80-26.5(b)4.

The site and surrounding uses can be seen in the aerial map, courtesy Google Earth © 2025.



C. Zoning

1. Multi-family residential dwellings are permitted in all districts per the Centre Boulevard Redevelopment Plan, as well as typical accessory uses.
2. The zone chart on the Overall Site Plan Sheet 3 characterizes the Centre Boulevard Redevelopment Plan dimensional requirements. No variances from those standards are sought. (See Bulk Standards, Internal Roadways on page 19)
3. Variances are required, which should be identified and sought, 12 feet minimum building setback from the *curb* incorporating a 5 feet wide foundation planting strip and a 6- feet sidewalk.



- a. A 10.1 feet curblin setback; and 4 feet wide foundation planting strip is provided along the east side of the building (along the parking garage).
 - b. The south side measurement incorrectly indicates 12 feet, approximately 9 feet building setback from the *curb* and 3 feet wide foundation planting strip provided.
 - c. A 5 feet wide foundation planting is not provided along the walls of the parking garage.
4. The applicant should demonstrate the following:
- a. Roof-mounted mechanical equipment, penthouses, stair towers, elevator overruns, and other similar features do not exceed ten (10) feet in height; setback from the building edge equal to or greater than their height; and the aggregate area of the features cannot exceed 20% of the roof deck area. A compliant roof plan should be provided. (See Building Height on page 20)

D. General Comments

1. The existing landscape buffers along Centre Boulevard, Old Mariton Pike West, and Lippincott Drive are to be maintained to the extent feasible, not reduced in width, and supplemented with additional plantings to fill gaps and replace dead or damaged landscape material. (See additional comments in Landscape.)

The Board and the Applicant should discuss implementation of pedestrian sidewalk from the site to the sidewalks on Lippincott Drive and Old Marton Pike. There is no sidewalk on the east side of Centre Boulevard, but there is sidewalk on the west side. Pedestrian circulation throughout the site and connections to the surrounding development on all sides of the tract should be demonstrated and provided.

2. Freestanding, façade, and directional sign locations and details should be provided consistent with the requirements regarding signage. Landscape materials should be provided at the ground plane of any freestanding signs. (see Signage on page 20)
3. One 8.25 SF sign is provided on the building face over the main entry. Building number signs for identification by public safety personnel should be provided.

If temporary construction, real estate, or wayfinding signs are desirable, then they should be located on the plan and detailed.

4. Testimony should be provided regarding how mail will be handled. If centralized mail areas/gang boxes are proposed, they should be shown on the plan in safe, convenient locations, noting that the locations are subject to approval by the local postmaster.
5. Testimony should be provided regarding building, amenity, and other access points to the building by tenants.
6. Testimony should be provided regarding how many elevators are located within the building and their location.
7. Testimony should be provided regarding deliveries to the commercial buildings directly east of the development. The drive aisle between the parking garage and the commercial buildings could be impacted by the volume of cars and deliveries, if applicable.



8. Testimony should be provided regarding existing cross-access easements between the site and the adjacent commercial property. If necessary, they should be submitted for Board Attorney and Engineer review.
9. A concrete pad is illustrated on the southeast side of the site across the drive aisle from the building, closest to the commercial center. It is located adjacent to an existing loading space that is partially on the site and partially on the adjacent site. It is labeled 'existing picnic area' on the Site Plan. Testimony should be provided regarding proposed improvements, landscaping, uses, and accessibility.
10. There is a space between the parking garage and the building wall, but no ground treatment has been specified, which should be provided.

E. Design Standards – Architecture (pages 21-22)

1. The Applicant should provide testimony regarding the following:
 - a. Screening methods for any building mechanical equipment or other rooftop fixtures. Through wall or window HVAC are not permitted.
 - b. The materials specified for the façade. EIFS and vinyl siding is prohibited. The facades are to be finished with durable materials. (See Sheet A-05 for the materials key)
 - c. The color palette, which should be provided on the plan.
 - d. Architectural elements and treatments that are employed to reduce blank expanses.
 - e. Design features employed to obscure the visibility of headlights and add interest to the building façade of the parking structure. Parking structures are required to be wrapped by residential units and screened from view from public rights-of-way or employ methods to reduce blank massing and excessive visibility from public view.

The Board and the Applicant should discuss methods to obscure the parking structure. The four (4) feet wide planting strip, which appears to be lawn, offers no foundation plantings and limited opportunity for vertical landscape plants in this area.

2. The applicant should provide testimony regarding the materials, colors, and forms of the proposed architecture, including all elevations of all buildings.
3. The architectural plans should be provided in a more detailed fashion, and testimony should be provided regarding the following:
 - a. The building entrances and exits should be clarified and coordinated with the engineering plan;
 - b. The typical three bedroom unit floor plans are not provided; and
 - c. Interior spaces and interfaces including entrances and materials between the building and the site are not fully developed.
4. The affordable and special needs housing should be identified.

F. Design Standards – Fences and Walls (page 22)

1. A detail of the fences at the courtyard spaces, should be provided that should include all posts, hardware, fasteners, and fittings in a color to match the fence fabric and remaining amenity details. Fences are not permitted to exceed 4 feet in height. (See page 22)
2. With the exception of seat walls within the common courtyards, no walls are proposed on the grading plan.



G. Design Standards – Landscaping (page 22)

1. To the extent practical, native plants are encouraged.
 - a. *Juniperus chinensis* 'hetzii columnaris' hetzi column juniper is non-native, where an Eastern red cedar, *Juniperus virginiana* will provide better habitat.
2. Invasives are prohibited.
 - a. The spirea cultivar, *Spiraea japonica* 'goldflame' and 'anthony waterer' are invasive. Replace with *Spiraea tomentosa* or *Spiraea alba*. (See site landscape plan and courtyard plan)
 - b. The holly, *Ilex crenata* 'green lustre' and 'steeds' are invasive. Replace with *glabra* or *opaca* species, respectively. (See courtyard plans)
 - c. The yew, *Taxus x media* 'hicksii' is potentially invasive. *Taxus canadensis*, American yew may be a better choice. (See courtyard plans)
3. Female Winterberry holly produce fruit upon pollination by a compatible male plant. If berries are desired, a compatible male in sufficient quantity should also be specified.
4. The *Taxus baccata* 'repandens', Spreading English yew is a shrub, not an ornamental grass or perennial and should be relocated on the schedule.
5. There are areas of the plan where the planting strip is narrow and perennials are located within the area. In some areas, an evergreen may provide more relief from the mass of the building, as a foundation planting over the course of the year.
6. The skyline thornless honey locust generally has surface roots, which when placed adjacent to paving may cause heave. A root barrier should be specified and detailed (Courtyard).
7. An edge restraint should be detailed on the paver detail (Courtyard)
8. The courtyard landscape plants should be evaluated to determine sun and shade requirements and amended as necessary to accommodate conditions. The courtyard plans should provide the plant quantities and notes, as required. A complete plant key should include location specific growing conditions (sun/shade) on all sheets.
9. The existing trees to remain should be evaluated by a certified arborist, to determine the viability of the trees to remain long-term.
10. There are areas where evergreens and the existing tree locations may result in overcrowding. Testimony should be provided.

Shrubs in some of these locations may be an appropriate treatment.
11. The parking garage will be very visible from the northeast entrance at the commercial shopping center. Efforts should be made to augment the landscape between Marlton Pike and the surface parking at the commercial shopping center to provide the intended buffering of the service area.
12. There is an opportunity on the south side of the building, next to the loading area to provide a landscape island to block views of the trash, move-in, and utilities rooms from the entry at Lippincott Drive. This should be provided.



13. A tree protection management plan and compensatory planting plan has been provided consistent with §62-56.E & G. The following should be addressed:
 - a. §62-56.G(4) requires compensatory trees to be calculated from the total diameter inches to be replaced, divided by three, rounded up to the next whole number, which is 43 trees, not 42.
 - b. §62-56.G(5) requires compensatory trees to be three to 3 1/2 inches in caliper. Evergreen and ornamental trees may be substituted at a ratio of two to one shade tree, for up to 50% of the requirement. Alternative types of compensatory planting may be permitted, when approved by the Planning Board.
 - c. §62-56.G(6) requires the proposed locations for compensatory trees to be clearly labeled on the landscape plan. They may be placed anywhere on the site but are in addition to other required trees.
 - d. Should the applicant establish to the satisfaction of the Planning Board that constraints incident to the land itself preclude planting of the required number of compensatory trees, §62-56.G(7) provides alternatives such as planting larger material, planting on public lands, and/or payment in lieu.

“Whichever alternative is elected by the Board shall serve as the basis for calculating the required financial security in conformance with Subsection 62-56.C(7)(g)”
14. Tree protection fencing should be shown on the site, grading, and tree removal plans at the limit of grading/clearing adjacent to all vegetation to remain. A note should be added stating the fence location will be staked in the field and approved prior to any clearing. (See §62-56.D)
15. We suggest that all new street trees and buffer plantings be bonded as permitted by State Law. A note to this effect should be added to the plans.
16. Testimony should be provided regarding irrigation. We suggest that an automatic, water conserving system be considered to ensure the establishment and long-term health of the plantings.
17. Sight triangles should be shown on the landscape plan.
18. Fire department connections and fire hydrants must be kept clear of vegetation.
19. The following landscaping notes should be added to the site landscape and courtyard plans:
 - *Street trees and parking lot trees shall have no branches lower than 7' above grade.*
 - *Burlap and twine should be removed from the top of the root ball.*
 - *All dead or severely declining plants shall be replanted within the next growing season for 1 year from the time of planting.*
 - *All stakes and guys shall be removed after one year.*
 - *6" of topsoil shall be provided in all lawn and planting areas.*

H. Design Standards – Lighting (page 23)

1. The Applicant should provide testimony regarding all existing and proposed site lighting. If the lighting is not compliant with §62-55, then testimony should be provided and waiver(s) should be sought.
2. A lighting plan for the courtyards should be provided.



3. The building mounted light locations and mounting height should be added to the lighting plans and the photometrics adjusted accordingly.

I. Design Standards – Recycling and Refuse Storage and Removal (pages 23-24)

1. Testimony should be provided regarding the size of the trash/ recycling facilities for the storage of same. The Applicant should find attached a 'single stream recycling & trash location detail' provided by the Burlington County Department of Solid Waste, as Appendix A. Compliance should be demonstrated.

If dumpster locations are required for compliance, then they should be provided either within the parking structure or in a secure, durable enclosure screened from public view. Dumpster enclosures are to be constructed of a pad, block wall, and opaque gate, and screened with landscaping, as may be practical.

2. Trash rooms and chutes are to be conveniently located throughout the building for use by residents. Centralized collection and storage areas should be provided within the building. Carting of refuse and recycling are to be coordinated with a private hauler. A waiver may be required if this condition cannot be satisfied.

The Board and the Applicant should discuss the location of the trash chutes at the southern end of the building on each floor that lead to the trash room at the south side of the building. It is approximately 900 feet from the furthest apartment to the trash chute. Testimony should be provided regarding the route of travel and length for tenants of the apartments on the north side of the building to the south side of the building.

3. A bulk trash storage and pick up area should be provided, subject to the approval of the Board and the Evesham DPW. Testimony should be provided.

J. Design Standards – Utilities (page 24)

1. Testimony should be provided consistent with the Redevelopment Plan regarding the following:
 - a. All new utilities are provided underground.
 - b. Building mounted utility meters are placed in enclosures, rooms, alcoves, or otherwise integrated within the design of the building and screened from view.
 - c. Utility boxes and ground level utility structures are screened on at least three (3) sides by landscaping to conceal the structure all year and permit access by a utility company.
 - d. Wastewater facilities can manage additional flow generated by the development.
 - e. Developer responsible for all utility service improvements, connection fees, and pro rata share of off-site improvements.

K. Design Standards – Parking, Loading, Pedestrian, and Bicycle Plan (pages 25-27)

1. The tables on the overall site plan characterize the required parking for vehicles including EV spaces and accessible spaces.
2. We defer to the board engineer regarding loading and the EV spaces.



3. Bicycle storage is required at a rate of 1 space/ 5 units or 65 bicycle parking spaces. A detail has been provided, however, locations are not apparent. The bicycle rack should be shown with bicycles loaded to confirm adequate pedestrian circulation. Testimony should be provided regarding where bicycle parking is proposed, such as a dedicated room, wall-hanging or floor mounted racks within the parking garage, or another similar, secure, covered design. Testimony should be provided regarding the durability and security of the specified recycled plastic rack.
4. Sidewalks are maintained along Old Marlton Pike West and Lippincott Drive. Accessible pedestrian sidewalks and crosswalks should be provided to both sidewalks in at least one location.

There is not currently a sidewalk on the east side of Centre Boulevard. The Board and the Applicant should discuss as sidewalks are required to be provided. (See page 27)

5. The condition of the existing sidewalks along Old Marlton Pike West and Lippincott Drive should be assessed for damage and accessibility and repaired and replaced as may be necessary.
6. The Board and the Applicant should discuss implementation of bicycle infrastructure, such as bicycle lanes, along Centre Boulevard and Old Marlton Pike along the site frontage.

L. Design Standards – Open Space and Recreation Plan (pages 27-28)

1. Outdoor pool with passive seating and gathering spaces minimum 6,000 SF, approximately 8,500 SF provided.
2. Outdoor courtyards with passive seating and gathering spaces, landscaping, and other amenities minimum 5,000 SF, approximately 9,240 SF provided.
3. Recreational areas for children are required and provided as follows:
 - a. Indoor or outdoor recreational space minimum 1,000 SF in area with targeted or flexible programming for children up to 5 years old. Testimony should be provided.
 - b. Indoor or outdoor recreational space minimum 1,000 SF in area with targeted or flexible programming for children older than 5 years. Testimony should be provided.
 - c. Recreational space allocated per a and b above may be combined into a single area / space subject to Planning Board approval.
 - d. At least half of the recreational space allotted for children should be outdoors. Testimony should be provided.
4. Indoor community / amenity spaces that can be programmed for a variety of quiet, communal, passive, and active uses, minimum 5,000 SF. Testimony should be provided.
5. A sun/shade evaluation of the pool and pool decks in ‘courtyard B’ should be provided. The location presents challenges due to the solar angle. The Applicant may consider relocation of the pool to the northwest into ‘courtyard A’ closest to Centre Boulevard for improved solar orientation.



6. Conceptual details of the above are to be provided at the time of application to the Planning Board. Any approval should be conditioned upon the following:
 - a. Complete construction details should be provided for all recreation area facilities. This should include information on the playground and surfacing to demonstrate compliance with the New Jersey Public Playground Safety Subcode and the New Jersey Barrier Free Subcode.
 - b. Accessible grills and tables should be provided.
 - c. The colors of all metal fencing and site amenities should be coordinated with each other and with the building colors. This includes bike racks, metal fencing, benches, tables, etc.
7. To be ADA compliant, benches are required to have backrests, and handrails are recommended. The benches provided on the site plan do not have handrails and do not match the benches provided within the courtyards. This should be reconciled.
8. Testimony should be provided regarding the handrails at the concrete step and landing. If accessibility is required, then hand rail extensions should be provided.
9. The seat wall capstone should be noted to be epoxied in place for safety.
10. Signage alerting leash law and clean-up is required by law and a detail has been provided. The location of all dog waste stations and accompanying trash cans are not apparent and should be labelled throughout the development.

M. Sustainability Plan – Community Solar & Green Building Standards (pages 29-32)

1. Testimony should be provided, if the roof will accommodate a community solar project, as may be feasible, to offer savings to residents, through the Community Solar program.
2. If USGBC LEED certification will be sought then testimony should be provided.
3. Testimony should be provided regarding the minimum required 20 sustainability actions included as part of the development, as enumerated on pages 29 through 32 of the Redevelopment Plan.

The development could do more to improve the relationship of the site to the surrounding neighborhood on all sides of the development. It should be noted that the site does not enhance pedestrian, bicycle, or public transportation networks.

4. Testimony should be provided regarding the best management practices employed to utilize green infrastructure as part of the development, as enumerated on page 32 of the Redevelopment Plan.

All future Plan revisions made by the Applicant's Architect and/or Engineer must identify the specific revisions, with an accurate Revision Date. Subsequent reviews, and any potential Plan Signoff issued by Taylor Design Group extends only to the Plans approved by the Board, and the specifically noted revisions, and ***does not apply to any revisions that are not expressly identified.***





If you have any questions or require additional information regarding this application, please do not hesitate to contact our office.

Very truly yours,
Taylor Design Group, Inc.


Michelle Taylor, AICP, PP
President

Ec: Kevin Rijs, PP, AICP, Director of Community Development
Jennifer Newton, Administrative Officer/ Board Secretary
Ronald Cucchiaro, Esq., Board Attorney
Rakesh Darji, PE, PP, CME, Board Engineer
Stacey Arcari, PE, PP, PTOE, Board Traffic Engineer
Eric Snee, P.E., LSRP, Board Environmental Engineer
Ari Mitnick, Applicant's Representative, amitnick@amsacquisitions.com
Peter M. Flannery, Esq., Applicant's Attorney, pflannery@bisgaierhoff.com
Vladislav Koldomasov PE, Applicant's Engineer, koldomasov@taylorwiseman.com
Jack L. Raker, RA, Applicant's Architect, jraker@minnowasko.com
Nathan B. Mosley, PE, EME, Applicant's Traffic Engineer, nmosley@sallc.org

