



Taylor Wiseman & Taylor

ENGINEERS | SURVEYORS | SCIENTISTS
SUBSURFACE UTILITY ENGINEERING

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September 5, 2025
TWT #07380.1000.01

Re: Preliminary/Final Site Plan
Applicant: Marlton Crossing Dev AMS LLC
Project: Marlton Crossing
Block 24.21, Lot 3
Evesham Township, Burlington County, NJ

Ms. Danielle Scoleri, P.E.
Burlington County Planning Board
1900 Briggs Road
Mount Laurel, New Jersey 08054

Dear Ms. Scoleri,

On behalf of our client, Marlton Crossing Dev AMS LLC, we are submitting the following information for the above-mentioned project in support of a Preliminary/Final Site Plan Application:

1. One (1) Burlington County Planning Board Site Plan Application and Major Site Plan Checklist.
2. One (1) check in the amount of \$2,860.00 made payable to Burlington County Treasurer for the Site Plan Application Fee.
3. One (1) copy of the Plan of Survey & Topography, *Drawing No. 2025-07380-SUR* (1 Sheet) prepared by this office dated May 1, 2025.
4. One (1) full set of the Preliminary/Final Site Plan, *Drawing No. 025-07380-SP* (26 Sheets) prepared by this office dated June 26, 2025, revised to September 5, 2025.
5. One (1) copy of the Stormwater Management Testing prepared by Geo-Technology, Inc., dated August 27, 2025.
6. One (1) copy of the Stormwater Management Report prepared by this office, dated June 25, 2025, revised to August 27, 2025.
7. One (1) copy of a Traffic Engineering & Parking Assessment prepared by Shropshire Associates LLC, dated June 19, 2025.

Electronic copy of the above submission will be sent to planning@co.burlington.nj.us as noted in the checklist. I trust that the information provided is adequate for the County's review. If I can be of further assistance or if you have any questions concerning the enclosed or require additional information, please do not hesitate to call.

Very Truly Yours,

Vladislav A. Koldomasov, P.E.
Project Manager

Enclosure(s)

cc. Ari Mitnick (via email)
Ryan Sutherland, AIA LEED AP BD&C (via email)
Nathan B. Mosley, PE, CME (via email)
Peter M. Flannery, Esq. (via email)
Jennifer A. Newton (via email)

BURLINGTON COUNTY PLANNING BOARD
SITE PLAN APPLICATION

RECEIVED

AUG 28 2025

One hard copy of this application is to be forwarded, along with one (1) electronic copy (PDF) of the site plan and other pertinent information as noted in the County Site Plan Checklist; and a check to cover the application fee. **P25-11**

Mailing address, Burlington County Planning Board, P.O. Box 6000, Mount Holly, NJ 08060.

Hand deliver/FEDEX/UPS: 1900 Briggs Road, Mt. Laurel, NJ. 08054

Phone #856-642-3800.

1. Applicant's Name Marlton Crossing DEV AMS LLC
Street & No. 1 Bridge Plaza North, Suite 840 City Fort Lee State NJ Zip 07024
Phone 212-695-7585 Fax _____ E-Mail Address rhedaya@amsacquisitions.com
2. Name of Present Owner Marlton Crossing LLC
Street & No. 108 E. Centre BLVD. City Evesham State NJ Zip 08053
Phone 609-381-5459 Fax _____ E-Mail Address cfater@cdrealtadv.com
3. Name of Person Preparing Plan Taylor Wiseman & Taylor c/o Vladislav Koldomasov, PE
Street & No. 804 East Gate Drive, Suite 100 City Mt. Laurel State NJ Zip 08054
Phone 856-437-8119 Fax _____ E-Mail Address Koldomasov@taylorwiseman.com
4. Name of Contact Person Same as No. 3
Street & No. _____ City _____ State _____ Zip _____
Phone _____ Fax _____ E-Mail Address _____
5. Name of Attorney Peter M. Flannery, Esq., Bisgaier Hoff LLC
Street & No. 25 Chestnut St., #3 City Haddonfield State NJ Zip 08033
Phone 856-375-2804 Fax _____ E-Mail Address pflannery@bisgaierhoff.com
6. Site Plan Name (if any) Marlton Crossing
7. Location of Site: Municipality Evesham
Street or Road 100 Centre Boulevard
Tax Map Sheet 4 Tax Map Block 24.21 Tax Map Lot(s) 3
8. Area of Tract 8.81 acres
New Impervious Cover Proposed 2.4%
Total Impervious Area After Development 64.1 %
Building Square Footage Proposed 116,410 s.f. Building Footprint
Number of Parking Spaces Proposed 553 (316 Garage, 237 offstreet)
9. Present Use Commercial Present Zoning District Centre Boulevard Redevelopment Plan
10. Proposed Uses:
 - a. Multi-family Units Yes Number of Dwelling Units 325
 - b. Commercial Use _____
 - c. Industrial Use _____
 - d. Other Use _____
11. Application Fee (see schedule on back) \$2,860 Preliminary/Final

Only a check or money order is acceptable and should be made payable to the Burlington County Treasurer.
No cash will be accepted.

I certify that I have authority to submit this application and that the Township Planning Board has received the same submission.

SIGNATURE OF APPLICANT/AGENT  DATE 8-28-25

PRINT APPLICANT/AGENT'S NAME VLADISLAV A. KOLDOMASOV

**PRELIMINARY SITE PLAN
FEE SCHEDULE**

<u>APPLICATION</u>	<u>FEE</u>
Preapplication Meeting	No Fee
Exempt	No Fee
Minor Site Plans ¹	\$200.00
Sketch Plan	\$200.00
Final Plan	\$200.00

Major Site Plans with frontage on or access to a County Road ²

Residential use	\$800.00 + \$10.00/Space	<u>553</u> <u>367</u>
Commercial use	\$800.00 + \$10.00/Space	<u>Proposed - Existing = \$2660</u>
Industrial use	\$800.00 + \$10.00/Space	_____

Major Site Plans with no frontage on or access to a County Road ²

Residential use	\$400.00 + \$6.00/Space	_____
Commercial use	\$400.00 + \$6.00/Space	_____
Industrial use	\$400.00 + \$6.00/Space	_____

Notes:

¹ See definition in Chapter 3 of Land Development Review Resolution

² Both tractor trailer and car parking spaces are to be included in fee calculations. Warehouse loading bays are not to be included in the calculations.

1. Fill in the blank to calculate the fee for major site plans. Note fee on front of application.
2. Please make checks payable to the **Burlington County Treasurer**.

FOR OFFICIAL USE ONLY

ENGINEER CHECKING FEE CALCULATION _____ DATE _____

CORRECT FEE AMOUNT RECEIVED _____

CHECK NUMBER _____ RECEIPT # _____
