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

September 8, 2025

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

**Re: Indian Cultural Center Solar Carport – Marlton; P25-13
Block 35.30, Lot 18.04
820 Route 73 South
Township of Evesham, Burlington County, New Jersey
Site Plan Waiver
Planning Letter #1
TDG Project No. 2019-109.66P**

Dear Chair and Board Members:

Our office has received and reviewed the following submission items:

- **Land Development Application**, submitted by Jayesh Parikh, on behalf of Indian Temple Association Cultural Center, dated July 10, 2025.
- **Final Site Plans**, prepared by Taylor, Wiseman, & Taylor, consisting of 1 sheet, dated May, 9, 2008, last revised September 14, 2011.
- **Proposed Photo-Voltaic Array Plan**, prepared by ARC Design, consisting of 4 sheets, dated June 11, 2025.
- **Resolution PB 02-22FA, Prahled Patel, M.D., Amended Final Major Site Plan Approval**, Evesham Township Planning Board, hearing date August 21, 2008, adoption date September 4, 2008.
- **Resolution PB 02-22F, Prahled Patel, M.D., Amended Final Major Site Plan Approval**, Evesham Township Planning Board, hearing date January 17, 2008, adoption date February 7, 2008.
- **Resolution PB 02-22, Prahled Patel, M.D., Amended Final Major Site Plan Approval**, Evesham Township Planning Board, hearing date August 5, 2004, adoption date February 17, 2005.

Currently, we offer the following comments:

A. Site, Surrounding Area, & Proposal

1. The subject property is located along the northbound frontage of NJSH Route 73 north of Dutch and Braddock Mill Roads and south of Marlton Parkway, within the LD Low Density District.
2. The subject tract is a place of worship, as defined, and previously received Site Plan approval. The tract contains 20,577 SF (17,577 SF first floor) Indian Cultural Center, with access from Route 73, parking, landscaping, lighting, stormwater, and other typical site improvements. The improvements are surrounded by a densely forested area.
3. The surrounding area contains the following:
 - a. North are commercial service and retail within the C-1 Commercial 1 Zone; and townhouses within the MD Medium Density Zone.

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- b. East are forested areas and beyond are single family dwellings within the MD Zone with access from Commonwealth Drive to the north.
- c. South are single family dwellings within the LD Zone with access from Dutch Road.
- d. West across Route 73 are commercial service and retail within the C-1 District.

See image below courtesy of Google Earth Pro, 2025.



- 4. The Applicant seeks amended site approval with variance(s) and potential waiver(s) to erect two (2) solar arrays over parking on the south side of the subject site.
 - a. The minimum under canopy height provided is 13 feet, 9 inches and the maximum overall height is 18 feet, 8 inches.
 - b. The two canopies range in dimensions and area: 1.) the canopy closest to Route 73 to the east of the building, is 45 feet, 1 inch wide and up to 117 feet, 10 inches long, and 2) the canopy to the west is 45 feet, 1 inch wide and up to 72 feet, 2 inches long.

B. Variances

- 1. Houses of Worship are conditionally permitted per §160-63 and the standards are located at §161-1. The proposal is consistent with the standards.
- 2. A variance is required to permit the accessory solar arrays to be located within the front yard, as defined. The building setback from the front lot line is approximately 425 feet and the proposed solar array is approximately 300 feet. (See §160-13)
- 3. Solar arrays are cited within the sustainable design section of the ordinance within various districts, including SEN-3, WFA, MF, EVCO, AH-1, AH-2, and AH-3 Districts. Technically, solar arrays are not a permitted accessory use within the LD District, so a “c(2)” variance is required. (See §160-63)
- 4. The statutory criteria applying to a “c(1)” are as follows:
 - a. The variances must apply to a specific piece of property;
 - b. The denial of the variance would result in exceptional practical difficulties or undue hardship upon the applicant because of the exceptional shape and size or physical features affecting the property or the structures lawfully existing on the property;



- c. The variance can be granted without substantial detriment to the public good; and
- d. The variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

The second bullet point is the most important. This hardship is created by the lot size, topography, or the physical placement of the structure on the site. Generally, it is a hardship that cannot practically be avoided.

5. The testimony should relate the “c(2)” variances for the accessory use within the front yard to this specific property and demonstrate that the purposes of the Municipal Land Use Law are advanced by the deviation(s) from the ordinance requirements. It must be shown that the benefits of the deviation(s) outweigh any detriments. The granting of the variance may not substantially impair the intent and purpose of the zone plan and zoning ordinance.
6. A “c(2)” variance is an exception where the board might determine that a specific rule may not apply to a specific property because the positive criteria demonstrated by the applicant overwhelm the negative criteria primarily relating to nuisance issues related to light, air, open space, water supply, traffic, and sewer capacity. As with all variances, it is the Board’s discretion to impose conditions upon the variance that mitigate any identified negative impacts.

C. General Comments

1. The Applicant should present testimony and color renderings of the materials, colors, and forms of the proposed solar canopy architecture, including all elevations of the canopies.

We suggest that the frame colors be selected to reduce the visual mass of the structures and to complement the colors of the existing principal building.

2. The Applicant should provide testimony regarding the Solar Panel use and operation, maintenance, emergency shutoff provisions, and proposed site improvements.
3. Testimony should be provided regarding the solar panel configuration and potential glare impacts. The solar orientation should also be discussed.
4. Testimony should be provided regarding any proposed under canopy lighting, which must comply with §62-55.C and §62-58.B. The number, type, distribution, and lighting specifications should be provided for any proposed under-canopy lighting. If *waivers* are required, then they should be requested.
5. The canopy minimum and maximum heights should be specified. The Board should be advised that the canopies extend over the drive aisles as the parking stalls combined are 36 feet deep and the solar arrays are 45 feet, 1 inch wide. Testimony confirming sufficient clearance by firetrucks and other vehicles that operate on site must be provided. We defer further comment to the Engineers and the Fire Marshal/Fire Subcode Official.
6. The solar arrays are planned to cover the parking stalls completely, leaving the end islands open. Tree protection measures should be implemented around the islands to ensure that the plant material required per the site plan is preserved. Tree protection fencing should be shown on the site plan with a detail. If any plant materials die as the result of the solar panel arrays, then it should be replaced consistent with the site plan.
7. Testimony should be provided regarding any potential for the shading of panels from nearby landscaping; and what if anything will be done to mitigate same, such as reductions, replacement, pruning, or increases in height or separation distance.



8. The footings should be detailed, and any exposed footings should be finished. If prefabricated footings are envisioned, then they should be treated during curing or a durable after factory finish should be specified and applied.
9. Testimony should be provided regarding the anticipated location of the electrical equipment area. If it is located on the site and not within the building, then the location should be provided and any required fencing with a detail or horizontal or vertical clearances should be provided, including tree pruning and/or shrub removal. If necessary, we suggest that a visually solid enclosure be provided with finishes to complement the façades of the buildings.

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.


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President

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