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September 9, 2025
22207 01

Re: Sienna Estates
570 N. Elmwood Road
Block 15, Lot 11.1
Minor Subdivision with Variances
Application #P25-10

Ms. Jennifer Newton, Administrative Officer
Evesham Township Zoning Board
984 Tuckerton Road
Marlton, NJ 08053

Dear Ms. Newton,

A Land Development application has been received for the above-reference parcel. It is the applicant's intent to subdivide Lot 1.11 into 3 proposed lots. The existing lot contains a single-family dwelling with driveway, pool and pond. There are extensive areas of wetlands throughout the site. The proposed subdivision will provide a 3.65-acre site for the existing dwelling. The remaining 2 parcels are proposed to contain 2.19 acres and 3.24 acres. The proposed lots are for the proposed construction of 2-single family dwellings.

Access to the original dwelling will be from its existing driveway access from Elmwood Road North. There is a single proposed driveway access along Elmwood Road North for access to the proposed dwellings, with a proposed access easement for Lot 11.17.

It is noted that the original parcel's northeast corner is located in Mount Laurel Township. The proposed changes to the site and all located within Evesham Township.

The applicant is proposing no site improvements as part of this minor subdivision at this time. A future plan will be required for the construction of each of the proposed dwellings.

The following information has been submitted in support of the application:

1. Evesham Township Land Development Application.
2. Proposed Minor Subdivision Plat, prepared by Patterson Surveying and Engineering, LLC, dated November 23, 2022, revised to August 7, 2025.
3. NJ DEP Permits: FWW GP10A, Very Minor Road Crossings and Water Quality Certificate

In advance of the Professional Staff Review, our office offers the following comments relating to the proposed Minor Subdivision.

VARIANCES

1. A variance from §160, Attachment 10, front yard setback is required for proposed Lot 11.18. The minimum front yard setback in this district is 100 FT and 50.7 FT is proposed.

2. A variance from §160-12, Access from lots to streets, will be required. This section of the Township Ordinance states that all lots for single-family detached houses will be contiguous for a distance of at least 25 FT to an improved street. It is noted that access to proposed Lot 11.17 is through proposed Lot 11.18. A variance will be required.
3. A tree compensation plan is to be provided in accordance with Chapter 144, Tree Removal and Replacement. It is noted that the proposed plan shows the proposed clearing limits exceed the maximum permitted per §144-3A(3) and §160, Attachment 10. A variance will be required.
4. Our office defers to the Board's Planner for further comment on variances and waivers required.

TOWNSHIP CHECKLIST

5. *Name, address, telephone number of owner and applicant. **This information should be shown on the plan.***
6. *A key map at a specified scale with a north arrow, showing location of tract with reference to surrounding properties, zone lines, abutting zones, and municipal boundaries within 500 feet. **The 200 FT map should have a north arrow. All maps shown should indicate the municipal line and outline of the site.***
7. *Schedule of mandated and provided zone district requirements, including lot area, width, depth, yard setbacks, building coverage, open space and parking. **The minimum perimeter buffer and open space should be noted.***
8. *New block and lot numbers as approved by the tax Assessor. **Proof of that the proposed lot numbers have been approved and assigned by the Tax Assessor should be provided.***
9. *List of all property owners within 200 feet of the property. **The plan should include a list of owners within 200 FT.***
10. *Existing and proposed rights of way and/or easements on and within 200' of tract boundaries. **The plan should be revised.***
11. *General soil information from best, readily available information. **The soils data should be noted.***
12. *Existing and proposed contours, extending 200' beyond the property boundary. **The plan should be revised.***
13. *Current property Survey prepared by a New Jersey licensed land surveyor showing all existing improvements to the property including wooded areas, specimen trees of eight inches or more in diameter and other significant physical features. **The plan should be revised.***

ADMINISTRATIVE CODE

14. *Appropriate corner markers, such as stakes, iron pipes, cut crosses, monuments and such other markers as may be authorized under (d)2 below, shall be set either by the licensed professional land surveyor or under the supervision of the licensed professional land surveyor. Such markers shall be set at each property corner not previously marked by a property marker, unless the actual corner is not accessible, or unless a written waiver signed by the ultimate user and witnessed by a person other than a professional land surveyor is obtained. **Proposed corner markers should be depicted and noted if to be set.***
15. *The point of beginning. **The Point of Beginning (POB) should be identified for each lot.***

16. *Property corner markers, both found and set, and the relation of existing markers to the property corner. **The southeasterly corner should be set. There appears to be a corner marker 6.1 FT by 4.4 FT off of the corner that should be labeled.***
17. *Street and street names and location and widths of the traveling way, when such streets abut or adjoin the property in question. **The width of the traveling way should be noted.***

RECORDATION LAW

18. *A certificate of a land surveyor or surveyors shall be endorsed on the map. **The date noted in the certification does not match the date of the plan.***
19. *If monuments are to be set at a later date, **please provide the certification by the Municipal Clerk.***
20. *An affidavit setting forth the names and addresses of all the record title owners of the lands subdivided by the map and written consent to the approval of the map of all those owners shall be submitted to the proper authority with the map. **The required affidavit should be provided. Add the owner/applicant's name, address and telephone number to the plan.***
21. *A map shall not be approved by a proper authority unless it meets the monumentation requirements. **The required monumentation should be provided.***
22. *The county recording officer shall not accept for filing any map, with the exception of a right-of-way parcel map, unless it has endorsed on it a certificate by the municipal clerk or secretary of the planning board stating:
 - a. That the proper authority has approved the map or stating its exemption from approval;
 - b. That the map complies with the provisions of this law; and
 - c. The date by which the map is required to be filed by the applicable law.**The required certification should be provided.***
23. *An affidavit setting forth the names and addresses of all the record title owners of the lands subdivided by the map and written consent to the approval of the map of all those owners shall be submitted to the proper authority with the map. **The required affidavit should be provided.***

GENERAL NOTES

24. Copies of closure reports and legal descriptions for each lot should be provided.
25. Since a portion of existing Lot 11.11 is to be conveyed to Lot 11.12, Lot 11.12 it should be a part of this subdivision.
 - a. A lot consolidation plan should be prepared.
 - b. The legal description should be provided to the Board Professionals for review and approval.
 - c. Information pertaining to Block 15, Lot 11.12 should be added to the Zoning Chart.
26. Since proposed Lot 11.17 does not front on a street and Lot 11.12 should be part of this application, this plan does not meet the requirements of a minor subdivision.
27. The note about the shared portion of drive has incorrect Lot numbers.
28. The 20 FT wide access easement across proposed Lot 1.18 to proposed Lot 11.17 should be defined by metes and bounds. Our office should receive a copy of the proposed easement for review and approval prior to filing.
 - a. It is recommended that the width of the proposed easement be increased to 30 FT to encompass the 20 FT driveway.
 - b. The easement should be shown.

29. Provide a copy of the NJDEP letter of interpretation dated July 15, 2022 for our review.
30. The general permit number and date for the driveway over wetlands and transition areas should be noted.
31. Tax Map Sheet 3 indicates that the street is North Elmwood Road; it is labeled in the plan as Elmwood Road North and in the title block as N Elmwood Road. Verify what is correct and revise the plans to be consistent.
32. It is recommended to the setting of property corners on all new lot corners.
33. The existing lot lines, the proposed lot lines and lot lines to be abandoned are all the same line type and all are not labeled.
34. It should be noted how water and sewer will service the proposed new lots. A note indicating “public water/sewer connections” is provided yet its callout is not pointing to any sanitary sewer or water lines within the ROW. Both existing and proposed utilities should be depicted.
 - a. The source of potable water should be verified. The existing dwelling has a well, but the application indicates that municipal water is available.
 - b. It should be noted if the existing dwelling is connected to public sewer.
 - c. The proposed water source for the proposed new lots should be noted. The proposed location of the water and sanitary lines should be depicted.
 - d. A utility easement may be required to provide water to Lot 11.17. This water line should be depicted and a legal description of the proposed easement provided to the Board Professionals for review and approval.
 - e. The application indicates that sewer capacity is available but proposed lot 11.17 will be serviced with an onsite septic system. The testing and approvals required for the septic system should be a condition of this subdivision approval.
 - i. It is noted that a proposed septic design is proposed for Lot 11.18. Confirm that septic is available for this site.
35. It should be noted that the proposed new lot numbers will be approved by the Tax Assessor.
36. A conceptual grading plan should be provided. The anticipated limit of disturbance should be depicted and quantified. Included should be the proposed impervious coverage as well as the proposed motor vehicle surface. This project appears to meet the requirements of a major project for stormwater management. In addition to stormwater management, a mechanism should be provided for maintenance and upkeep of the proposed stormwater management (i.e., HOA).
37. This application should also be submitted to Mount Laurel Township for their review.

Permits and Approvals

38. The applicant shall secure any and all approvals, licenses, permits and letters of no interest as required by any other board, agency or entity jurisdiction over the subject application or property. The following permits and approvals may be required. For the purpose of this application, some of these permits and approvals can be obtained at a later date with submission of a minor site plan and/or grading plan.
 - a. Burlington County Health Department
 - b. Burlington County Soil Conservation District
 - c. NJ DEP, FWW GP10A and Water Quality Certificate, approval October 21, 2024.
 - d. Any and all others that may be required

Administrative

39. All future resubmissions of the plans shall clearly indicate a revision date and be accompanied by a response letter addressing all comments from the Township staff in a point-by-point fashion.
40. We reserve the opportunity to make further comments in our review of plans should additional information become available to address this initial review.

Should you have any questions regarding this report, please do not hesitate to contact the undersigned.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Rakesh R. Darji', with a stylized flourish at the end.

Rakesh R. Darji, PE, PP, CME
Planning Board Engineer

RRD/mbs

Cc: Kevin Rijs, Director of Community Development
Ronald D. Cucchiaro, Esq., Board Solicitor
Michelle Taylor, Board Planner
Eric Snee, PE, LSRP, Board Environmental Consultant
Ernane B. Almeida, Applicant
Daniel J. Patterson, PE/PLS, Applicant's Engineer/Planner
Matthew R. McCrink, Esq., Applicant's Attorney