



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

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July 22, 2025

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

**Re: Applicant/ Owner: Ernane B Almeida – P25-10
Block 15, Lot 11.11
570 N Elmwood Road
Township of Evesham, Burlington, New Jersey
Minor Subdivision with Bulk Variances
TDG Project No. 2019-109.36P - Planning Letter #1**

Dear Chair and Board Members:

Our office has received and reviewed the following submission items:

- **Land Development Application**, submitted by Matthew R. McCrink, Esq, for the applicant, dated June 18, 2025.
- **Proposed Minor Subdivision**, prepared by Patterson Surveying & Engineering, LLC, consisting of 1 sheet, dated November 23, 2022, last revised January 30, 2025.
- **State of New Jersey Department of Environmental Protection Watershed & Land Management Permit**, prepared by Rebecca Grike, Environmental Specialist 4 Watershed & Land Management, dated October 21, 2024.

A. Site, Location, Surrounding Land Use & Proposal

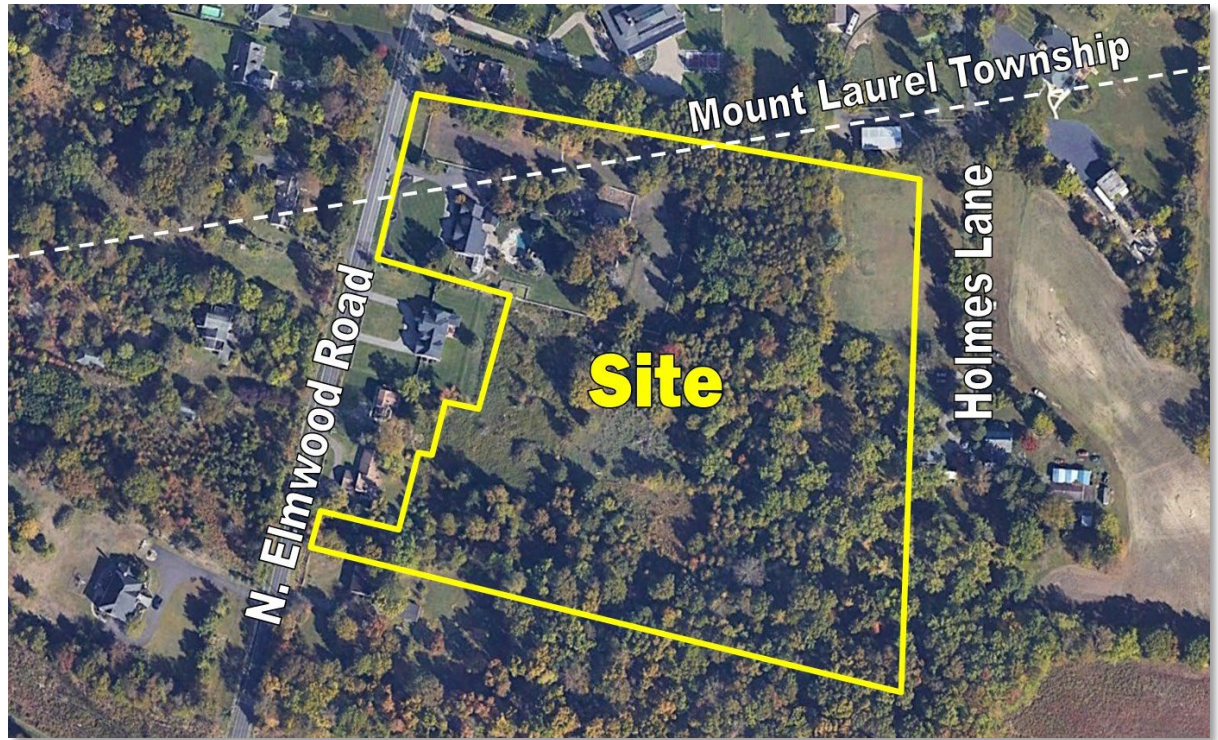
1. The subject property is located on the east side of North Elmwood Road, south of Church Road. The tract is located within the Low Density (LD) Residential District. A small northern portion of the property is located within Mt. Laurel in the R-3 Residential District.
2. The property contains a single family dwelling with attached garage, and accessory barn, porch, patio, pool, and two (2) sheds. Wetlands and the adjoining 50 feet wide wetlands transition/ buffer areas are located throughout the property.
3. The adjacent parcels contain the following:
 - a. A portion of the site and north of the site, both located within Mt. Laurel Township are within the R-3 Residential District.
 - b. East of site are wooded areas and fields within the LD and Institutional (INS) Districts.
 - c. South and west there are residential dwellings within the LD District.
4. The site and the surrounding area can be seen on the aerial map following page, courtesy of Google Earth Pro 2025 ©.
5. The applicant is seeking a minor subdivision to subdivide one (1) lot into three (3) lots and annex a portion of the lot to a neighboring property, at Block 15, Lot 11.12.

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6. The plans and application apply the standards of §160-63.1 Moderate Density Residential (MDR) Overlay. The standards of the Moderate Density Residential (MDR) Overlay, only apply to a 10 acres minimum tract area; and those parcels developed in accordance with the clustering/conservation design in accordance with §160-19. Neither of which are satisfied by the proposal.
7. The LD District standards apply to the site. The plans and application should be amended to apply the Low Density (LD) Residential District standards pursuant to §160-63 and §160 Attachment 10 or Table 10: LD Performance Regulations to the proposed subdivision.
8. Upon receipt of the revised plans, a more comprehensive review of the proposal will be provided.

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
Michelle Taylor, PP, AICP
Board Planner

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
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