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P26-02

**TUCKERTON DEVELOPERS, LLC**  
**CHRONOLOGY FOLLOWING MAJOR SITE PLAN APPLICATION APPROVAL**

- 10/24/22** – Meeting at Evesham Township with Planning Board Professionals.
- 11/3/22** – Begin solving issue with a new Phase I Environmental Study being required by the Planning Board’s Environmental Engineer.
- 10/26/22 – 12/1/2022** – Discussions with Township officials, Board Engineer, Board Planner, Board Environmental Engineer, etc./ revising Site Plans and reports addressing Township Professionals review letters/ also Architect’s revisions, etc.
- 11/28/22** – Taylor Wiseman Taylor issue new Phase I Environmental Study.
- 12/15/22** – Evesham Township Planning Board meeting – received Preliminary and Final Site Plan approval for both Gary Gardner’s shopping center and the Township’s Police Department Parking Lot.
- 1/9/23** – Submission of Al Litwornia’s Traffic Study to Evesham Township Planning Board.
- 1/13/23** – Received response from Tom Maher (TWT) on Eric Snee’s (CME’s Planning Board Environmental Engineer) letter.
- 3/3/23** – Received signed Resolution of Approval from Township Planning Board granting Preliminary and Final Major Site Plan approval.
- 3/14/23** – Initial Site Plan submission to Burlington County Planning Board.
- 3/22/23** – Review County’s issue with roadway widening/stripping and TWT’s Environmental Response with Gary Gardner.
- 3/22/23 – 4/15/23** – Work on County Road issues with Al Litwornia, Burlington County Planning Board /Danielle Scolari (County Planning Board Engr.), Gary Gardner, Shane Gardner, etc.
- 4/26/23** – Zoom meeting all parties with architects – multiple issues/ Building revisions, etc.
- 5/19/23** – Letter from Eric Snee (CME, Board Environmental Engineer) on AOC (area of

concern/ pollution).

**5/30/23** – Meeting with project architects/ all parties

**6/2/23** – Gary Gardner waiting to hear back from Jim Quinn (County Engineer) on Tuckerton Road widening problem.

**6/5/23** – Will Sheaffer (County Traffic Engineer) to call and discuss Tuckerton Road widening.

**6/5/23** – Research County Master Plan of Highways and DVRPC applicable Standards Relative to the road widening issue.

**6/9/23 & 6/14/23** – Address Architect's (Samantha Lind) questions/ concerns.

**6/27/23 – 10/18/23** – Al Litwornia's work on resolving Tuckerton Road widening issues, preparation of 4 roadway striping exhibits, etc.

**10/19/23** – Meeting with Evesham Township professionals re: traffic issues, etc.

**11/3/23** – Gary Gardner's meeting with Township Police Chief.

**12/21/23** – Will Sheaffer (County Traffic Engineer) reviewed Al Litwornia's 4 traffic exhibits  
Re: Tuckerton Road widening and striping.

**2/1/24** – Phone consultation with Will Sheaffer (County Traffic Engineer)  
Re: the exhibits, etc.

**2/8/24** – 2<sup>nd</sup> Phone consultation with Will Sheaffer (County Traffic Engineer)

**2/15/24** – New document on the Environmental Report formulated from CME  
(Board's Environmental Engineer) letter.

**3/18/24** – Set up field survey work needed for Tuckerton Road widening issues.

**5/9/24** – Phone consultation with Chuck Horner (Pinelands Commission Director of Development Review) -Discussing the differences between the original Site Plan drawings submitted to the Pinelands Commission (on which they issued a Certificate of Filing ("inconsistent") and the plans that were submitted to the Pinelands Commission (to Tim Capella) on 5/7/2024.

**Note:** The original Site Plan submitted to the Pinelands Commission with the initial Application and fees did not include the Police Department parking lot, as Gary

Gardner did not have a signed lease agreement with the Township at that point. The Site Plan submitted to the Township Planning Board, which received Preliminary and Final approval included both the commercial shopping center and the police department parking lot.

**5/10/24** – Questions from building architects (Richard Yost)

**5/10/24** – Al Litwornia working on all the issues/ traffic striping signal plans, etc.

**5/13/24** – Gary Gardner’s meeting with Township Police Chief.

**5/17/24** – Letter and attachments to Chuck Horner (Pinelands Commission) (duplication of submission to Tim Capella (Pinelands Commission) in accordance with my phone conversation with Chuck Horner on 5/9/2024.

**5/17/24** – Worked on submission to Pinelands Commission (to Tim Capella)

**5/17/24** – Submission to Pinelands Commission (Tim Capella) of the Site Plan drawings that received Evesham Township approval and the associated Resolution of Approval (including the Police Department parking lot) to address the “inconsistent” Certificate of Filing issued by the Pinelands. The “inconsistencies” were a wetland buffer and stormwater management. The letter we sent with the approved Site Plan drawings addressed the wetlands buffer issue and the error on the Pinelands behalf as they had previously approved 2 different wetland lines and associated buffers on the prior Minor Subdivision Plan that created the baseball fields lot.

**5/18/24 – 6/3/24** – Al Litwornia and Ken Levers working on Al’s Traffic Striping Plan for the County.

**5/29/24** - Letter from Chuck Horner (Pinelands Commission) requesting additional documentation, etc. on environmental AOC issue.

**5/30/24** – Discussion with Kevin Rjis (Evesham Township) re: Pinelands letter (AOC issue).

**6/3/24** – Memo and documents submitted to Pinelands Commission (Tim Capella) including Al Litwornia’s Traffic Impact Statement, Traffic Impact Data and Supplemental Traffic Impact Study, per Tim Capella’s request.

**6/4/24** - Prepare documents and response letter to Chuck Horner to counter his 5/29/24 letter requesting additional documentation regarding the environmental AOC issue.

**6/28/24** - Phone consultation with Chuck Horner re: setting a meeting date.

**7/1/24** – Letter from Tim Capella (Pinelands Commission) – Question on the multiple files we sent on 6/3/2024.

**7/3/24** - Letter from Chuck Horner (Pinelands Commission) setting forth all the issues to be addressed including the environmental issue in his 7/3/24 letter. Chuck Horner is now requiring that the proposed police department parking lot and driveway must complete a separate application (for public development) because the improvements are associated with the Evesham Municipal Complex.

**7/8/24** - Submission to Pinelands Commission (Tim Capella) Supplemental Traffic Impact Study prepared by Al Litwornia, PE that the Pinelands Commission could not open the document, so we resent.

**7/8/24** – Correspondence with Joe Russo (Gary Gardner’s Environmental Consultant on AOC issues) Joe needs to address the Pinelands Commission additional concerns on the environmental issues.

**7/9/24** - Submitted the Township Demolition Permit for the house on Lot 3.01, barns and storage buildings (7 buildings total) on Lot 2.03 to Pinelands Commission (Tim Capella), per Chuck Horner’s 7/3/24 letter.

**7/9/24** - Meeting with Pinelands Commission (Chuck Horner) – discuss their July 3, 2024 Letter. This letter sets forth multiple issues to be resolved including:  
1). They now want compliance with their new stormwater amendments which took effect January 19, 2022. This includes total nitrogen reduction by 65%, etc.

2). Whether the proposed development will exceed state ambient air quality Standards (NJAC 7:27).

3) Wetlands buffer – An agreement was reached to maintain 110’ buffer with an exception to the southwest side of the proposed shopping center internal driveway. This issue arose because the Pinelands Commission had previously approved 2 different buffers to the same wetland, on separate applications (Minor Subdivision & Site Plan for baseball complex) prior to Gary Gardner’s application.

4). Soil contamination by pesticides needs to be addressed by a licensed site Remediation professional (LSRP).

5). Pinelands Commission requiring a separate Pinelands application for the Municipal project (Police Department parking lot and driveway).

**7/11/24** – Letter from Pinelands Commission stating Township Demolition Permit is consistent and may take effect.

**7/11/24** – Received “no callup” letter from Pinelands Commission on Township  
Issued demo permits.

**7/11/24 – 7/29/24** – Al Litwornia’s preparation of traffic plans, etc.

**7/29/24** – Compiled data for Joe Russo to forward to CME (Eric Snee) Township Planning  
Board Environmental Engineer.

**8/6/24** - Received letter from Pinelands Commission granting adjournment of  
hearing on “open issues”.

**9/10/24 - 11/1/24** - **Work** on intersection detail exhibit for Burlington County Engineer’s  
office to try to avoid intersection modification including completely relocating the  
traffic signal pole and equipment.

**11/6/24** – Begin preparation of the Municipal development application for Evesham  
Township’s Police Department parking lot project to the Pinelands Commission.

**12/10/24** – Submission of municipal application to Pinelands Commission for Police  
Department parking lot.

**1/22/25** - Phone consultation with Chuck Horner (Pinelands Commission) on our  
Pinelands Municipal application.

**1/23/25** - Phone consultation with Chuck Horner (Pinelands Commission) on our  
Pinelands Municipal application.

**1/24/25** – Letter from Pinelands Commission (Chuck Horner) reviewing the municipal  
application for Police Department parking lot. Letter sets forth multiple issues  
to be addressed i.e. construction cost estimate for the application fee, proof of the  
Township’s authorization of the person signing the application, stormwater  
management, legal notices, etc. Pinelands Commission wants a complete set of  
Site Plan engineering drawings totally separate from the rest of Gary  
Gardner’s shopping center project.

**1/25/25** – Letter from Pinelands Commission (Chuck Horner).

**2/10/25** – Work on preparing the Site Plan Engineering drawings for only the Police  
Department parking lot.

**2/12/25 – 2/19/25** – Work on getting authorized signatures for Municipal Pinelands application, etc.

**2/28/25** - Memo to Pinelands Commission (Ernest Deman- assistant to Chuck Horner) in response to Pinelands Commission 1/24/2025 letter.

**3/2/25 – 3/4/25** - Preparing Drainage Report for Police Department Parking Lots Municipal Application.

**3/4/25** - Received e-mails from TWT (Joe Russo) re: Pinelands Commission's (Tim Capella) concerns on the environmental issues.

**3/6/25** – Received Joe Russo's. (TWT) response letter on environmental issues.

**3/7/25** – Worked on Drainage Report for Municipal Application to Pinelands.

**3/7/25 – 3/31/25** – Worked on Site Plan drawing set, etc. for Municipal Development Application.

**4/7/25** - Received response letter from Pinelands Commission on adjournment for hearing (1/24/25 letter)

**4/29/25** – Phone consultation with Burlington County Planning Board Engineer (Danielle Scolari, PE) re: We have separated out the proposed Police Department driveway from Gary's Shopping Center, as required by Pinelands Commission.

4/30/25 – Submission to Pinelands Commission (to Ernie Deman) of the document and plans they requested in their January 24, 2025 letter, including revised Site Plan drawings for only the Police Department application, revised Stormwater Management Report, application signed by the Township Manager, legal published notice and certified mailings and correspondence from Joe Russo, PG (TWT) (March 4, 2025) confirming the prior site remediation is complete including Lot 3.01, (previously not included in his February 7, 2025 letter).

**5/2/25** - E-mail from Jeff Brennan Esq. on legal notices for Pinelands Application for municipal development– only 1 neighbor responding.

**5/5/25** – Meeting with Rakesh Darji – Township Planning Board Engineer discussing new Stormwater Management regulations and that he was not going to require Gary

Gardner's Site Plan approval for the shopping center to be revised to meet the new regs.

**5/7/25** – Correspondence from Jeff Brennan – confirmation of publication sent to Pinelands Commission.

**5/28/25** – My letter to Pinelands Commission (Ernie Deman) trying to determine if the staff had decided what Pinelands Commission meeting we would be on the agenda for our public hearing, as required. This was subsequent to Jeff Brennan's submission of the proof of newspaper publication, the certified green cards and proof of legal notice sent to all property owners within 200'. (The Pinelands Commission received the last of these documents on May 7, 2025) and therefore our application should have been deemed complete on that date. Also, other questions I had that we could not get answered.

**6/5/25** – Multiple phone calls to Pinelands Commission (Keith Carter)- left detailed messages - still trying to answer as to when the application would be scheduled at Pinelands Commission meeting for a public hearing. Also, Keith was claiming new documents just came into Pinelands Commission which pushed the time frame to schedule a hearing further "down the road". Note these were just Jeff Brennan's paper copies of the certified mail receipts, etc. that he had already submitted to the Pinelands Commission via e-mail.

**6/12/25** – Phone conversation with Pinelands Commission (Keith Carter) again trying to ascertain a date for the application's public hearing.

**6/13/25** – Phone conversation with Ernie Deman (Pinelands Commission). He said our application was being turned over to Fred Seibert (Pinelands Commission Development Review Staff).

**6/16/25** – Phone consultation with Fred Siebert (Pinelands Commission). Again, we asked, Is the Municipal application deemed complete and are we scheduled for a public Hearing before the Pinelands Commission.

**6/27/25**- Multiple phone calls to Pinelands. No response/ could only leave messages.

**6/27/25** – My e-mail to Chuck Horner (Pinelands Commission). We need a response to move Police Department application forward.

**6/27/25** – Phone consultation with Ernie Deman (Pinelands Commission). He e-mailed me

a letter while we were on this phone conversation. This letter goes through the Pinelands Commission issue with Evesham Township on another stormwater management basin that had not been addressed back in 2015. Ernie stated in our conversation that the Pinelands Commission would not hear another Pinelands municipal application for Evesham Township until this prior one (2015) was satisfied. In other words, our Police Department Parking lot application is “frozen” until the 2015 violation is resolved with the Pinelands.

Since that letter was issued by Pinelands Commission, the Township and their Consultants have been working with the Pinelands Commission to arrive at a solution to address the Pinelands violation letter issued in 2015.