



January 30, 2026

Via Hand Delivery & Email: (newton@evesham-nj.gov)

Jennifer Newton, Secretary
TOWNSHIP OF EVESHAM PLANNING BOARD
Evesham Township Municipal Building
984 Tuckerton Road
Marlton, NJ 08053

RE: Application of CP New Providence, LLC (c/o Cyzner Properties) for Preliminary & Final Major Site Plan Approval & C-Variance Relief Block 36, Lot 4.11 - 903 Route 73 South Township of Evesham, Burlington County, New Jersey Our File No. 12180-011

Dear Ms. Newton:

This firm represents CP New Providence, LLC, c/o Cyzner Properties (the "Applicant"), in connection with the within application for Preliminary & Final Major Site Plan Approval and "c" variance relief pursuant to N.J.S.A. 40:55D-70(c) to permit the Applicant to construct, establish and maintain a new three (3) unit retail building upon the existing, previously-approved pad site situated on the above-referenced property. The "Tenant 1" unit will consist of an approximately 4,061 s.f. first floor and 2,017 s.f. mezzanine; the "Tenant 2" unit will consist of an approximately 3,991 s.f. first floor and 1,969 s.f. mezzanine; and the "Tenant 3" unit will consist of an approximately 4,061 s.f. first floor and 1,979 s.f. mezzanine; together with associated and related site improvements, including but not necessarily limited to stormwater management, loading areas, landscaping, a trash enclosure, signage and parking.

This property is part of an existing commercial development that was most recently the subject of an application for minor subdivision approval and c-variance relief before the Planning Board as memorialized via Resolution No. 2022-PB-13, adopted on September 1, 2022. The ground where the pad site was previously approved has been cleared and ready for construction, and the related and associated parking and other supporting infrastructure was previously constructed as part of the development of the shopping center. Applicant now seeks to build upon the pad site as previously contemplated.

In support of the within application, enclosed herein please find the following:

- 1) One (1) original and nineteen (19) copies of the Township of Evesham Land Development Application Form;

- 2) Twenty (20) copies of the Township of Evesham Land Development Checklist;
- 3) Twenty (20) copies of the Township of Evesham Land Use Board Application Checklist;
- 4) Twenty (20) copies of the Township of Evesham Green Development Checklist;
- 5) Nine (9) full-size and eleven (11) reduced-size (11" x 17") copies of the Preliminary and Final Major Site Plan prepared by Menlo Engineering Associates, Inc. dated March 26, 2025, last revised January 13, 2026;
- 6) Nine (9) full-size and eleven (11) reduced-size (11" x 17") copies of the Plan of Survey prepared by Control Layouts, Inc., dated September 15, 2014, last revised August 29, 2022
- 7) Nine (9) full-size and eleven (11) reduced-size (11" x 17") copies of the Floor Plan & Exterior Elevations prepared by Albert Taus & Associates, dated April 10, 2025;
- 8) Twenty (20) copies of a Recorded Minor Subdivision Deed (which includes Evesham Township Planning Board Resolution No. 2022-PB-13, adopted on September 1, 2022), recorded on December 28, 2022 as Instrument No. 5804995 within Deed Book OR13652, Page 2071;
- 9) Twenty (20) reduced-size (11" x 17") copies of the Minor Subdivision Plan prepared by Menlo Engineering Associates, Inc., dated February 8, 2022, last revised September 27, 2022;
- 10) Two (2) copies of a Stormwater Management Report prepared by Menlo Engineering Associates, Inc., dated March 26, 2025, last revised January 13, 2026;
- 11) Two (2) copies of an Operation and Maintenance Manual prepared by Menlo Engineering Associates, Inc., dated March 26, 2025, last revised January 13, 2026;
- 12) Two (2) copies of a Stormwater Investigation Report prepared by Earth Engineering Incorporated, dated September 13, 2024
- 13) Two (2) copies of an Infiltration Basin Mounding Analysis prepared by Menlo Engineering Associates, Inc., dated May 22, 2025;
- 14) Two (2) copies of Attachment D – Major Development Stormwater Summary Form;
- 15) Two (2) copies of an Earthwork Cut & Fill Report prepared by Menlo Engineering Associates, Inc., dated March 26, 2025, last revised January 13, 2026;
- 16) Two (2) copies of an Burlington County Planning Board Exemption Letter, dated April 7, 2025;

- 17) Two (2) copies of a NJDEP Letter of Interpretation: Presence/Absence Determination, dated July 11, 2023;
- 18) Two (2) copies of a Burlington County Soil Conservation District Soil Erosion and Sediment Control Plan Certification, dated June 11, 2025;
- 19) One (1) copy of the 200' Property Owners List from Evesham Township;
- 20) One (1) copy of the 200' Property Owners List from Voorhees Township;
- 21) One (1) copy of the Applicant's Proof of Payment of Taxes; and
- 22) One (1) completed W-9 Form in the name of the Applicant.

Please note a traffic analysis is currently underway and will be supplied when it is completed.

Lastly, enclosed herein please find three (3) checks in the amounts of \$1,050.00, \$9,712.30, and \$500.00, representing the required Planning Board application fee, Planning Board escrow deposit and Fire District review fee, respectively.

As a courtesy, and for your convenience, an electronic copy of the foregoing application and supporting documents may be accessed via the following Google Drive link in the folder entitled: "01-30-26 Initial Submission":

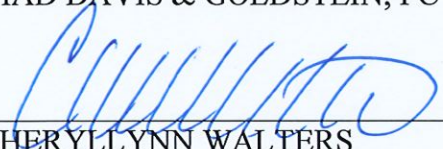
<https://drive.google.com/drive/folders/1Z9mYIAdQdbCVMAEpQrBkls-6kMe0M9eB?usp=sharing>

Please do not hesitate to contact me should you require any additional documents or information in order to deem this application complete. Once the deemed complete, please notify me as to the date that the Planning Board will consider this application. Our firm will, of course, provide the required public notice in advance of that date.

Thank you, as always, for your kind attention and usual courtesies.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, PC

By: 

CHERYLLYNN WALTERS

Jennifer Newton, Planning Board Secretary
TOWNSHIP OF EVESHAM PLANNING BOARD
January 30, 2026
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CLW/ES

Enclosures

cc: *All Copies Via Email Only, with Enclosures Via Google Drive Link*

Irv Cyzner (irv@cyznerproperties.com)

Jonah B. Kimmelstiel, Esquire (jbk@jbklawoffices.com)

William A. Lane, P.E. (blane@menloeng.com)

Nataly Flores, Project Manager (nflores@menloeng.com)

Nathan B. Mosley, PE (nmosley@sallc.org)

Emanuel Sanfilippo, III, Esquire (esanfilippo@ndglegal.com)