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February 27, 2026
22109 04

Re: Galleria II
Completeness Review
903 Route 73 South
Block 36, Lot 4.11
Application # P26.04

Ms. Jennifer Newton, Board Secretary
Township of Evesham
984 Tuckerton Road
Marlton, NJ 08053

Dear Ms. Newton:

Our office has reviewed the following information, prepared by Menlo Engineering Associates unless otherwise noted, for completeness:

1. Land Development Application with Addendum and Checklists.
2. Preliminary and Final Major Site Plan, dated March 26, 2025, revised to January 13, 2026, consisting of the following:
 - a. Cover Sheet, sheet 1 of 14.
 - b. Overall Plan, sheet 2 of 14.
 - c. Existing Conditions Plan and Demolition Plan, sheet 3 of 14.
 - d. Engineering Site Plan, sheet 4 of 14.
 - e. Lighting Plan, sheet 5 of 14.
 - f. Landscaping Plan, sheet 6 of 14.
 - g. Tree Protection and Management Plan, sheet 7 of 14.
 - h. Soil Erosion and Sediment Control Plan, sheet 8 of 14.
 - i. Soil Erosion and Sediment Control Details, sheets 9 and 10 of 14.
 - j. Construction Details, sheets 11 through 14 of 14.
3. Floor Plan and Elevations, prepared by Albert Taus and Associates, dated October 17, 2024, 3 sheets.
4. Minor Subdivision Plan, dated February 8, 2022, revised to September 7, 2022, 1 sheet.
5. Plan of Survey, prepared by Control Layouts, Inc., dated September 14, 2014, revised to August 29, 2022, 1 sheet.
6. Stormwater Management Report, dated March 26, 2025, revised to January 13, 2026.
7. Operation and Maintenance Manual, dated March 26, 2025, revised to January 13, 2026.
8. Stormwater Investigation, prepared by Earth Engineering Inc., dated September 13, 2024.
9. Attachment D, Major Development Stormwater Summary.
10. Earthwork Cut & Fill Report, dated March 26, 2025, revised to January 13, 2026.
11. Green Development Checklist.

General Information

Applicant: CP New Providence, LLC
Owner: c/o Cyzner Properties

Attorney: CherylLynn Walters, Esq.

Engineer: William A. Lane, PE
Menlo Engineering Associates

Architect: Albert A. Taus, AIA, RA
Albert Taus & Associates.

Completeness Review

Our office has reviewed the above referenced documents for completeness. The Land Development checklists were utilized as a guide, and the requested submission waivers are noted.

A waiver from providing a Traffic Impact Study has been requested. Our office can support this waiver provided that a trip generation report be prepared for review by the Board's Traffic Engineer. The study should reference the approved site plan for that particular pad site and how the proposed retail use will impact the traffic circulation from the original design.

The Board's Environmental Professional is requesting that a copy of an Environmental Assessment Report and Environmental Impact Statement be provided.

At this time, the application is deemed **incomplete** until the above information has been provided.

In addition, the applicant should provide a letter of no interest from the NJ DOT stating that the proposed traffic will not impact upon the access permit in place for the Galleria II shopping center.

Permits and Approvals

1. The following is a list of outside agency approvals which may be required for this application (this summary is provided as a response to various checklist item submission requirements):
 - a. Evesham Township Construction Code Official
 - b. Evesham Township MUA.
 - c. New Jersey Department of Environmental Protection, Letter of Interpretation, dated July 11, 2023.
 - d. Burlington County Planning Board, letter of no interest, dated April 7, 2025.
 - e. Burlington County Soil Conservation District, certification dated June 11, 2025.
 - f. New Jersey Department of Transportation.
 - g. Any and all others that may be required.

Administrative

2. All future re-submissions of the plans shall clearly indicate a revision date and be accompanied with a point-by-point response letter to the comments of the Board's professional staff.
3. We reserve the opportunity to make further comments in our review of plans and documentation should additional information become available to address this initial review.

Should you or the Applicant have any questions, please do not hesitate to contact our office.

Sincerely,



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



Stacey Arcari, PE, PP, CME, PTOE
Planning Board Traffic Engineer

RRD/mbs

Cc: Kevin Rjis, Director of Community Development, (rjisk@evesham-nj.gov)