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July 30, 2026
22109 04

Re: Galleria II
Engineering 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 is in receipt of plans for a Preliminary and Final Major Site Plan approval with variances. The applicant is proposing to develop an existing pad site within the Galleria Shopping Center. A single 1-story building with 6 tenant units and one landlord space is proposed. Minor improvements to the existing parking area are proposed. The applicant is proposing a stormwater basin to address the additional stormwater management on site.

The site is the existing Galleria II shopping center. There is a one-story vacant building which previously housed Carrabba's restaurant. To the north is the Outback Steakhouse; to the east is a residential district within Voorhees Township. South and west contain commercial uses.

The applicant is proposing to utilize an existing right in/right out driveway from NJ State Highway Route 73. There is an existing sanitary sewer easement along the Route 73 frontage and a 120 FT wide PSEG easement. An existing pond is located along the Route 73 frontage.

Our office has reviewed the following plans and reports provided in support of this application:

1. Land Development Application with Addendum and Checklists.
2. Preliminary and Final Major Site Plan, dated March 26, 2025, revised to April 22, 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, 5 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.

Zoning

1. The parcel is located in the Commercial-1 zoning district where a shopping center is a principal permitted use.
2. The C-1 performance regulations are found in §160-68E and below as noted:

	Required	Existing	Proposed	
Min Lot area	2-4.99 acres	4.39 acres	N/C	Complies
Min Lot Frontage	200 FT	367.6 FT	N/C	Complies
Min Lot Width	200 FT	367.6 FT	N/C	Complies
Min Lot Depth	200 FT	480.18 FT	N/C	Complies
Side Yard Setback:				
. From residential	50 FT	N/A	N/A	N/A
. From non-residential	30 FT	12.8 FT	N/C	ENC
Front Yard Setback	100 FT	305.3 FT	301.9 FT	Complies
Rear Yard Setback	50 FT	138.2 FT	102.3 FT	Complies
Max Building Cover	15%	3%	10%	Complies
Max Impervious Cover	55%	46%	54%	Complies
Max Building Height	40 FT	<40 FT	33.1 FT	Complies
Min Building Setback from another building	20 FT	N/A	78.9 FT	Complies
Min Gross Leasable Area	10,000 SF	N/A	11,977 SF	Complies
Max Floor Area Ratio	0.22	0.03	0.08	Complies

Variances

1. Per §160-17(B)(1)(b), perimeter buffers shall be placed around the entire perimeter of stormwater management basins. Attachment 1 provides that a 15 FT buffer is required. The plans do not provide the required perimeter buffer. A variance is required.
2. Per §160-17(C)(11), a minimum 50% of the buffer width must contain required plantings. The required plantings have not been provided. A variance is required.
3. The following are existing non-conforming conditions:

- a. The following are existing non-conforming conditions per §160-32:
 - i. Per §160-32B(4), no parking is permitted within the front yard setback whereas parking is located in the front yard setback.
 - ii. Per §160-32B(5), the required front yard parking setback is 15 FT where 38.9 FT exists.
 - iii. Per §160-32B(6), the required side yard parking setback is 15 FT where 0 FT exists.
 - iv. Per §160-32E(3), no driveway edge of paving shall be located within 25 FT of a property line for non-residential uses. The existing driveway is 0 FT.
 - b. Per §160-68E(3), the minimum side yard setback from non-residential use is 30 FT where 12.8 FT is existing.
 - c. Per §160-68F(3), no parking is permitted within the first 50 FT from the ROW within the front yard where parking is located 38.9 FT from the ROW.
4. Our office defers to the Board Planner for further comments regarding any required variances.

General Comments

5. The applicant should provide testimony regarding the following:
 - a. The anticipated mix of tenants, between retail, office, restaurant, etc.
 - b. Hours of operations.
 - c. Anticipated number of employees on a maximum shift.
 - d. Trash and recycling pick up schedule.
 - e. Anticipated number and types of deliveries.
6. The applicant should discuss all access easements in place to permit movement from one lot to another. It is noted that Lot 4.11 has direct access from Route 73, however, access from the site to Route 73 is either through the Outback lot or through the lot to the south.
7. Testimony should be provided for the following:
 - a. The condition of the existing parking lot pavement, striping, sidewalk and curbing. A note should be provided on the plan stating any pavement, curbing, sidewalk and striping determined to be in need of repair or replacement will be repaired to the satisfaction of the Township Engineer.
8. A letter of No Interest should be provided from the NJ. DOT.
9. A note on sheet 3 indicates that an LOI was received on July 11, 2023 from the NJ DEP. A copy of this interpretation should be provided.
10. The applicant should provide testimony regarding access to the remainder of the site for the users of Outback. It appears that the Outback patrons and employees will be required to exit at Sunbird Drive with no access to the site to the south.
11. A trash truck circulation plan should be provided.
12. The applicant should discuss pedestrian accessibility throughout the entire Galleria site and whether the applicant has considered any interconnection pathways that would allow someone to walk from the proposed building to the Outback or to the southern shopping area.
13. Our office defers to the Evesham Township Fire Marshal for comment regarding site access and safety, circulation, signage and striping.

Site Plan

14. The plan indicates that the Outback lot has the same lot number as the subject property. The plan should be revised to provide the correct lot information.

15. Dimensions for the following should be provided:
 - a. Sidewalk surrounding the proposed building.
 - b. Grass paver access.
16. Parking space striping is proposed east of the building. The length of the space has been noted; a width should be provided.
17. It appears that one of the accessible spaces is proposed to be wider than the other to accommodate van parking. This should be confirmed and labeled. The width of this space should be 11 FT.
18. The extent of the flush curb at the accessible parking spaces should be identified. There is a single spot grade in the center of the access aisle.
19. It is recommended that no parking or truck/delivery parking only signs be provided at the loading area

Grading

20. Additional spot grades and TC/BC data should be provided to demonstrate that the sidewalk meets ADA accessibility standards.
21. Ensure that the dumpster's concrete pad can be safely constructed without impacting the existing 15" CCP pipe. The top of the 15" pipe is at elevation 91.74 and a spot grade in that area is at 93.83. The detail shows the footings are 42" in depth.
22. Further information regarding the proposed sanitary lateral should be provided. The lateral from the building is located at Tenant space #6. The invert out should be provided. In addition, it does appear there is an existing lateral and perhaps 10 FT of new lateral will be connected to the existing lateral.
 - a. The material, diameter and slope of the lateral should be provided.
 - b. The applicant should discuss the condition of the existing lateral and note whether any repairs to this line may be required prior to connection of the 6 new tenants and landlord space.
23. There is a callout for a "flush curb (typ)" within the Tenant space #3 area. It is unclear what this refers to, for example, whether the length of curb perpendicular to the building is flush.
24. Our office defers to the Evesham Township MUA for further comment.

Stormwater Management

25. Additional contours should be provided off site, particularly at the residential development to determine the flow of stormwater at the property line.
26. The applicant should provide testimony regarding the condition of the existing storm sewer improvements. It is suggested that the storm sewer pipes and the underground system be televised to determine the condition of the system and if there is any sediment present in the system and that the system functions as originally designed.
27. This project was approved in 2006 for a 13,000 SF retail building along with two restaurant pad sites. The restaurant sites have been constructed along with the other site improvements proposed at that time. The applicant now proposes to construct a building with a smaller footprint (<12,000 SF). After discussion with the NJ DEP, the applicant has designed a stormwater system which will capture the roof runoff to address the current regulations as follows:
 - a. Address the rate and volume of runoff from the project site for current and project storms. This may be done in one of three methods as outlined in NJAC 7:8: 1.) Reduce the peak rate of runoff from the project area by 50%, 75% and 80% for the 2-year, 10-year and 100-year storms, respectively; or 2.) Demonstrate that the rate of runoff for the project is not increased from the pre-developed condition at any point along the post-developed condition hydrograph; or 3.) Demonstrate that the peak rate of runoff is not increased and that the increase in volume and variation in timing will not

- i. Calculations are provided in the stormwater report to demonstrate “1” above by reducing the peak rate of runoff by 50%, 75% and 80% for the 2-year, 10-year and 100-year current and projected storms.*
 - i. The proposed basin collects roof runoff from the proposed building and does not include any motor vehicle surface. Thus, water quality requirements are not proposed. The motor vehicle surface continues to be directed to on-site inlets and pipes which discharge into the existing basin at the Route 73 frontage.*
 - i. Groundwater recharge calculations have been provided which demonstrate that the site maintains 100% of the annual pre-construction groundwater recharge volume by the use of the proposed small scale infiltration basin.*
 - i. The applicant is proposing a small-scale infiltration basin which will satisfy the green infrastructure requirements.*
28. The outlet devices provided in the stormwater report are not consistent with that provided the outlet control structure found on the plans. This should be reviewed and the plans and/or reports revised accordingly.
29. The water quality storm elevation is 90.57 for the current storm and 90.73 for the future storm whereas the 2.5” orifice is set at an elevation of 90.07. The orifice should be set at or above the water quality storm.
30. Per Chapter 9.8, Small Scale Infiltration Basins of the NJ BMP Manual, the following must be provided:
 - a. Construction notes should be provided with the basin detail. These should include utilizing equipment placed outside the limits of the basin, cordoning off of the basin during construction
 - b. Post construction testing must be performed on the as-built small-scale infiltration basin in accordance with Chapter 12 of the NJ BMP Manual.
 - c. Pretreatment must be provided. The basin is designed to collect only roof runoff. Roof runoff can be pretreated by leaf screens, first flush divertors or roof washers.
 - d. Filter fabric is required along the sides of the small-scale infiltration basin. This should be identified on the detail.
31. The property shall be “deed restricted” to require the perpetual maintenance of the stormwater management system in accordance with the Stormwater Management Maintenance Plan. The restriction shall reference the maintenance manual by title, preparer, and most recent revision date. Further, the restriction shall allow that, if the responsible party fails to maintain the system, the Township shall have the right (but not the obligation) to enter upon the property to perform the requisite maintenance at the responsible party's expense. This statement should be included in the O&M Manual and a note indicating this should be placed on the plan. A copy of the proposed deed restriction should be provided to the Board Attorney and Board Engineer for review and approval.
32. It is recommended that the maintenance recommendations of the specific BMP be provided as an appendix to the O&M Manual.

33. The applicant is proposing to construct an 11,977 SF 'strip retail plaza' on a previously approved location of a 13,000 square foot retail store pad. In 2005, the 13,000 square foot retail pad site was approved, along with the (former) Carrabba's and Outback restaurants. The 13,000 square foot retail

pad site was graded and all of the parking and stormwater facilities were constructed, however the retail building itself was not constructed.

34. Data compiled by the Institute of Transportation Engineers (ITE) is typically used to forecast trip generation for new development. Based on review of the 12th Edition of the ITE Trip Generation Manual, Land Use Code 822 – “Strip Retail Plaza” is applicable to the proposed retail pad site. Trip generation calculations are appended and summarized below.

TABLE I
TRIP GENERATION PROJECTIONS - 2026
11,977 SF RETAIL PAD SITE

Morning Peak Hour			Evening Peak Hour			Saturday Peak Hour		
Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
26	22	48	38	38	76	41	39	80

In 2005, the following trip generation would have been anticipated based on the ITE Trip Generation at that time (7th Edition) for the approved 13,000 square foot building:

TABLE II
TRIP GENERATION PROJECTIONS -2005
13,000 SF RETAIL PAD SITE

Morning Peak Hour			Evening Peak Hour			Saturday Peak Hour		
Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
28	18	46	78	85	163	120	110	230

The anticipated trip generation for a slightly smaller building is significantly less in the PM and Saturday peak hours, while remaining approximately the same for the AM peak hour.

35. The 2005 trip generation was analyzed using the Shopping Center land use code. The traffic engineer should provide further clarification as to why this land use code was utilized and whether it was used in conjunction with the restaurants which were also approved. The traffic engineer should also provide a general clarification for the significant reduction in trip generation between the 2005 and 2026 PM and Saturday peaks.
36. The traffic engineer has analyzed the retail building as a ‘strip retail plaza’. Per the ITE Trip Generation, a Strip Retail Plaza (Land Use Code 822) is a small, commercial center defined by the Institute of Transportation Engineers as having a Gross Leasable Area (GLA) of less than 40,000 square feet. Stores are arranged in a continuous row with a shared sidewalk in front and typically face a large, common parking lot. A mix of businesses, services (e.g., real estate offices, salons), and small-format restaurants are generally included.
37. The building as shown on the plan indicates six (6) tenant spaces. However, the number of tenants and tenant space can be very fluid depending on lease agreements. The ordinance for the C-1 zone does not provide guidance on the distribution of uses; however, it is known that a large space for restaurants could change the overall trip generation and parking, trash/recycling and delivery needs significantly. Restaurant space would not include businesses that sell items like ice-cream, pre-made cookies and cakes. It would include places such as pizza or sandwich shops which cook/prepare food and have sit down availability. Per the ordinance, these types of restaurants would be capped at 25% of the proposed building.
38. The applicant’s traffic engineer should provide the existing access permit and verify that the proposed development can be accommodated, and the current permit remains valid.

Landscaping and Lighting

39. The applicant should confirm that the location of the proposed landscaping will not impact existing and proposed stormwater pipes. The areas noted are at the trash enclosure and at the basin where the roof drains are discharged.
40. A note should be added to the plan stating that there will be a 2-year maintenance guarantee for all plantings.
41. Our office defers to the Board Planner for further comment on landscaping and lighting.
42. The applicant will be required to meet the Township Tree Ordinance regarding tree removal and replacement. The Board Planner should offer further comments regarding the compensation requirements.

Details

43. Site striping details should be provided. These details should include color, angle, width of strip. It is recommended that the striping be either thermoplastic or long-life epoxy.
44. Accessible parking space striping and signage details should be provided.
45. A detail for the concrete cradle should be provided.
46. A sign post detail should be provided.

Permits and Approvals

47. 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

48. 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.
49. 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)