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May 26, 2026

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

**Re: Galleria II–Evesham ID: P26-04
Block 36, Lot 4.11
500 Route 73 South
Township of Evesham, Burlington County, New Jersey
Preliminary and Final Site Plan with variances and waivers
TDG Project No. 2019-109.70P, Planning Letter #2**

Dear Chair and Board Members:

Our office has received and reviewed the following submission items:

- **Land Development Application**, submitted by prepared by Cheryl Lynn Walters, Esq., on behalf of CP New Providence, LLC, dated January 16, 2026, last revised May 4, 2026.
- **Preliminary & Final Major Site Plan**, prepared by Menlo Engineering Associates, consisting of 14 sheets, dated March 26, 2025, last revised April 22, 2026.
- **Engineer Fire Truck Movement Plan**, prepared by Menlo Engineering Associates, consisting of 1 sheet, dated April 22, 2026.
- **Minor Subdivision Plan**, prepared by Menlo Engineering Associates, Inc., consisting of 1 sheet, dated September 7, 2022.
- **Plan of Survey**, prepared by Control Layouts, Inc., consisting of 1 sheet, dated September 15, 2014, last revised August 29, 2022.
- **Architectural Renderings**, prepared by Albert Taus & Associates, Architects, consisting of 2 sheets, dated October 17, 2024.
- **Architectural Floor Plan & Exterior Elevations**, prepared by Albert Taus & Associates, Architects, consisting of 4 sheets, dated April 17, 2026.
- **Resolution No. 2022-PB-13**, Evesham Township Planning Board in the Matter of Evesham Township Raritan Realty Partners, LLC., Application No. P22-05, Decided on August 4, 2022, Memorialized on September 1, 2022, Minor Subdivision Approval with Ancillary Variance Relief.

At this time, we offer the following comments:

A. Site & Proposal

1. The 4.39 acre (191,329 SF) property is located along the southbound frontage of NJSH Route 73 south between Sunbird Drive to the north and Dutch Road to the south, within the Commercial-1 (C-1) Zoning District.
2. The subject tract contains a vacant 5,969 SF restaurant building, a vacant pad site, and typical site improvements including landscaping, lighting, and stormwater management. The site shares access, parking spaces, landscaping, lighting, stormwater, and other improvements with the adjacent parcel to the north, which contains a restaurant. The site also shares access with the site to the south.

3. The surrounding area contains the following:
 - a. North there is the commercial restaurant use, within the C-1 District.
 - b. East across Route 73, there are institutional uses and vacant residential uses within the LD, Low Density district.
 - c. South across shared and connecting driveways, there are commercial retail and service uses within the C-1 District.
 - d. West within Voorhees Township there are residential uses within the RR Rural Residential District.

See image below courtesy of Google Earth Pro © 2026.



4. The Applicant seeks preliminary and final site plan approval, with variances and waivers to permit the following six (6) unit, multi-tenanted building on the site:
 - a. Unit 1: 1,933 SF footprint;
 - b. Unit 2: 1,906 SF footprint;
 - c. Unit 3: 1,905 SF footprint;
 - d. Unit 4: 1,905 SF footprint;
 - e. Unit 5: 1,906 SF footprint;
 - f. Unit 6: 1,933 SF footprint; and
 - g. 200 SF “landlord area” located between units 3 & 4.
5. Some minimal changes to the site directly around the proposed structure are also proposed including reconfiguration of parking, loading, trash, stormwater, and sidewalk. The existing buffer between the site and the residences to the west is proposed to be removed and a larger stormwater basin added. Landscaping and building mounted lighting are proposed.
6. A monument sign is proposed at the edge of the existing pond, at the southeast corner of the site. The supporting structure is 13 feet high by 10 feet wide and there is a 48 SF sign cabinet of 6 feet high by 8 feet wide affixed to the supporting structure. A letter “G” of approximately 3 feet by 3 feet is also affixed to the supporting structure.

7. Templates of four (4) available wall sign types that are all 80 SF or less are also proposed. The templates signs provided vary in shape ranging from 18 feet long by 4.5 feet high to 29 feet long by 2.75 feet high. Each of the six (6) tenants are proposed to have one façade sign located on the façade facing Route 73. (See Architectural elevations). The current façade sign configuration is permitted by ordinance (See §160-75.0.7.a).

B. Ordinance & Zoning

1. Variances are required from the following area and dimensional regulations:
 - a. 40 feet screening buffer width between C-1 and residential, 24 feet provided at narrowest point, 12 feet proposed along western property line between enlarged/new basin and residential. (See §160 Attachment 1: Table 1 Screening Buffer Widths)
 - b. 15 feet stormwater buffer width, 10.5 feet at parking lot and 12 feet along western property line.
 - c. No structure, activity, storage of materials or parking of vehicles shall be permitted within a buffer area. Stormwater controls are an activity. (See §160-17.C(2))
2. The C-1 District area and dimensional regulations are provided below:

Requirements	Standard	Existing	Proposed
Lot Area (Min.)	2-4.99 ac	4.39 ac	4.39 ac
Lot Width (Min.)	200'	367.64'	367.64'
Lot Frontage (Min.)	200'	367.64'	367.64'
Lot Depth (Min.)	200'	520.42'	520.42'
Front Yard Setback (Min.)	100'	305.3	298.7'
Side Yard Setback North (Min.)	30'	12.8' (E)	12.8' (E)
Side Yard Setback South (Min.)	30'	>150'	65.1'
Rear Yard Setback (Min.)	50'	138.2'	100.2'
Separation from Another Freestanding Bldg. (Min.)	20'	25'	76.8'
Building Height (Max.)	40'	35'	33.08'
Base Floor Area Ratio (Max.)	0.22	0.03	0.13
Building Coverage (Max.)	15%	3%	10%
Impervious Surface Coverage (Max.)	55%	46%	54%
Clearing Limit Ratio (Max.)	75%	-	17%
Gross Leasable Floor Area (Min.)	10,000 SF	5,969 SF (E)	18,082 SF
Floor Area Ratio (Min.)	0.22	0.03	0.13
Parking Front Yard (Min.)	100'	38.9' (E)	38.9' (E)
Parking Setback from Front Property Line (Min.)	100'	38.9' (E)	38.9' (E)
Parking Setback from Side Property Line North (Min.)	15'	0' (E)	0' (E)
Parking Setback from Side Property Line South (Min.)	15'	45'	45'
Parking Setback from Rear Property Line	15'	25.5'	25.5'
Buffer Adjacent to Residential (Min.)	40'	24' (E)	12' (V)
Perimeter Buffer Stormwater (Min.)	15'	>15'	10.5' & 12' (V)
(V) Variance Required (E) Existing Non-conforming Condition			

3. §160-17.B(1)(a) requires screening buffers between incompatible uses, and 80% screening is required within 5 years, per §160-17.D(2).
4. The sign requirements are characterized on the site plan table. Variances are not required. Six (6)-tenant spaces and six (6) tenant signs; and one (1) freestanding sign are permitted, as proposed.

C. Planning Comments

1. Testimony should be provided that demonstrates that the criteria pursuant to N.J.S.A. 40:55D-70.c(2) can be satisfied. Under the “c(2)” criteria it is the burden of the applicant to prove:
 - a. The request relates to a specific piece of property;
 - b. A purpose of Zoning put forth in the Municipal Land Use Law would be advanced by a deviation from the requirements of the ordinance;
 - c. The variance can be granted without substantial detriment to the public good;
 - d. The benefits of the deviation would substantially outweigh any detriment; and
 - e. The variance will not substantially impair the intent and purpose of the Master Plan and Zoning Ordinance.
2. The existing 8-foot high wooden picket fence along the property line is in terrible disrepair and should be replaced with a new fence. It seems likely that this fence was required as a condition of a prior approval. A fence provided along the residential boundary, is consistent with §160-17.C(1).
 - a. Per §160-22.C(2) fences are not permitted to exceed six (6) feet in height. If the fence is removed and replaced, a new variance may be appropriate. We defer to the Board Attorney and prior site plan approvals.
3. Testimony should be provided regarding the need to remove all the well-established buffer material between the building and the residential neighborhood to the west to install an infiltration basin. Variances are required to permit the following:
 - b. Entire buffer to be approximately 12 feet wide where 40 feet is required;
 - c. Stormwater buffer width to be 10.5 to 12 feet wide where 15 feet is required; and
 - d. A basin to be located within the required buffer width of 40 feet.
4. See additional landscape comments in “F. Landscape” below.

D. General Comments

1. The Applicant should provide testimony regarding building use and operation for all buildings and tenants, hours of operation for the public and for employees, the number of employees, and all site improvements. This should include anticipated or potential tenants.
2. Detailed testimony should be provided regarding the timing, route of travel, and frequency of deliveries and refuse pickups, and truck parking.
3. Given the proximity to adjacent residential uses, trash pickup and deliveries should be limited to daytime hours only to minimize impacts to nearby residents, such as 7 AM to 7 PM. A note has been added to the plan.
4. One (1) trash enclosure, finished with brick, is provided for the six (6) tenants. Trash containers are not permitted to be located on the site without an enclosure. The open, painted asphalt areas on the southwest corner offers an opportunity for random placement of unenclosed containers, which would negatively impact the site and the residential properties to the west. Testimony should be provided, as the one (1) enclosure does not seem sufficient to service the six (6) tenants’ trash and recycling requirements. See image of the rear of the Galleria Design Center to the south with a number of exposed trash containers courtesy Google Street View © 2026.



5. A detail of the trash enclosure gates was provided. The color of the gates should be specified. The color of the gates should be warm, muted colors to complement the building.
6. The location and screening of any proposed ground mounted mechanical equipment/ utilities should be provided. Testimony should be provided.
7. All wood components of the 6-foot board-on-board fence should be pressure treated. The fence detail should be revised accordingly.

E. Building Comments

1. Testimony should be provided regarding the C-1 District Design Standards, and specifically, as follows: (See §160-68.F)
 - a. Building facades greater than 100 feet in length are required to have recesses and projections of at least four (4) feet extending 20% of the façade length.
 - b. Retail stores of less than 25,000 SF are required to have glass facades of three (3) to eight (8) feet for not less than 60% of the horizontal length.
 - c. Each façade, exceeding 100 feet in length is required to have highly visible customer entrances that include at least three (3) of the following:
 - i. Canopies or porticos;
 - ii. Overhangs;
 - iii. Recesses / projections;
 - iv. Arcades;
 - v. Raised cornice parapets over the door;
 - vi. Peaked roof forms;
 - vii. Arches;
 - viii. Outdoor patios;
 - ix. Display windows;
 - x. Architectural details such as tile work and molding are integrated into the building structure and design; and/or
 - xi. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

*Weather protection features such as arcades or awnings are required to extend over and provide cover within 30 feet of all customer entrances.

- d. Roofline variation to screen HVAC equipment, provide interest, and reduce scale. At least two of the following should be provided:

- i. Parapets to conceal flat roofs and equipment;
- ii. Overhanging eaves of at least three (3) feet;
- iii. Sloping roofs with an average slope of between 3:1 and 1:1 that do not exceed the average height of the supporting walls;
- iv. Three (3) or more slope roof plains.

*Height of building as defined includes rooftop equipment and the materials used to screen the equipment . If any equipment or screening will exceed the 33 feet to the top of the parapet, as shown, then testimony should be provided.

- e. Dominant exterior building materials comprising 60% or greater must be wood, brick, stone, split face of molded concrete masonry units, glass (warm and cool tones), and stucco and synthetic stucco.

Dominant exterior building materials may not include aluminum siding, vinyl siding, smooth faced concrete masonry units, tilt-up concrete panels, and highly reflective /mirrored glass.

- f. Dominant façade colors must be low reflectance, subtle, neutral, or earth toned. The use of high-intensity colors, metallic colors and black is prohibited. Building trims and accents may feature brighter colors. Neon tube lighting may not be used for building trim or accent.
2. The location and screening of any proposed roof mounted mechanical equipment should be provided. Testimony should be provided.
 3. The proposed canopy dimensions should be provided and shown on the site plan.
Additionally, lighting proposed beneath the canopies should be shown on the lighting plan and detailed accordingly.
 4. There are multiple discrepancies between the lighting shown on the site plan and the lighting shown on the architectural plan. They are as follows:
 - a. The four (4) “LED Gooseneck Light Fixtures” shown on the east elevation plan, should also be shown and detailed on the site plan.
 - b. The light fixtures shown on the west elevation plan, do not match the lighting scheme shown on the site plan.

F. Landscape

1. Per §160-17.D(5) regarding basin/structure screening, additional screening shrubs should be provided between the basin/reno mattress and the parking area and drive isles on site. Testimony should be provided.
2. Tree protection fencing should be shown on the overall plan, and site, and grading plans, at the limit of grading/clearing adjacent to all vegetation to remain. Tree protection should be provided for the existing trees at the north end of the basin.
All existing trees, parking island trees, and groups of vegetation should be shown on the existing conditions plan, and those to remain should be shown on the site plan.
3. Planting bed lines should be shown for all planting areas, and large expanses of mulch should be reduced or filled with a low maintenance groundcover.
4. All utility lines should be shown on the landscaping plan, to ensure that there are no conflicts.
5. All existing and proposed groundcover should be labeled on the landscaping plan.



6. The proposed ground treatment of the basin bottom should be labeled. If other than sand, a basin bottom seed mix should be specified.
7. Additional groundcover plants should be provided at the northwest tree island (near the trash enclosure) where there is bare mulch.

G. Lighting

1. The Board and the applicant should discuss the hours that the lights will operate and consider a potential reduction overnight to security levels and/or the utilization of timers and/or motion sensors to activate the lights only when necessary, after hours.
2. The lighting reduction after hours should be clearly specified, such as all lights off after closing with motion activation, or all lights reduced to 25% dimming with motion activation, etc. Notes should be added to the plan.
3. A note has been added to the plan that house side shields will be provided on existing lights.
4. The wall mounted lights are 27 inches in height. These lights are utilized on other centers in Evesham and cause glare because the light source is visible. The Board and the Applicant should discuss the treatment. Testimony should be provided.
5. As noted above, there are discrepancies between the architectural elevations and the lighting plan. The engineering plans should be revised to eliminate discrepancies.
6. Photometrics should be provided for all proposed lighting, including:
 - a. 6 wall pack lights and 7 sconces along the west façade,
 - b. 2 down lights per canopy,
 - c. 4 Gooseneck lamps.
7. A detail should be provided for the gooseneck lamps.
8. The applicant should provide testimony regarding the lighting for the proposed façade signs and freestanding sign.

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.


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