

July 30, 2026

Evesham Township Planning Board
984 Tuckerton Road
Marlton, New Jersey 08053

Attn: Jennifer Newton, Board Secretary

**Re: *Environmental Review
Galleria II
Preliminary and Final Major Site Plan
903 Route 73 South
Block 36, Lot 4.11
Evesham Township, Burlington County, New Jersey
Application No. P26-04***

Dear Ms. Newton:

Artheon, Inc. (Artheon) has reviewed the application submitted by CP New Providence, LLC for the above-referenced site. The site encompasses approximately 4.4-acres of land located on the western side of NJSH Route 73, south of Sunbird Drive. The property is situated within the C-1 (Commercial) zoning district.

Historically, the property contained agricultural land from prior to the 1930s until at least 1970. The existing fire pond was constructed sometime between 1984 and 1995; the existing restaurant building and parking lot were constructed circa 2007. A minor subdivision separating the Outback Steakhouse restaurant (Lot 4.05) from the vacant restaurant building and pad site (Lot 4.11) was approved on August 4, 2022 (Resolution No. 2022-PB-13). The applicant proposes to construct an approximately 12,000 ft² commercial retail building, additional stormwater management basin, and associated infrastructure. The applicant seeks Preliminary and Final Major Site Plan approval from the Township of Evesham.

On behalf of the Township of Evesham, Artheon has reviewed the following documents:

- Land Development Application and checklists, received January 30, 2026.
- Minor Subdivision Plan (1 sheet), prepared by Menlo Engineering Associates, dated February 8, 2022, last revised September 7, 2022.
- Plan of Survey (1 sheet), prepared by Control Layouts, Inc., dated September 15, 2014, last revised August 29, 2022.
- Preliminary and Final Major Site Plan (14 sheets), prepared by Menlo Engineering Associates, dated March 26, 2025, last revised April 22, 2026.

- Floor Plan and Elevations (3 sheets), prepared by Albert Taus and Associates, dated October 17, 2024, last revised March 18, 2026.
- Truck Movement Plan (2 sheets), prepared by Menlo Engineering Associates, dated April 22, 2026.
- Stormwater Investigation, prepared by Earth Engineering Inc., dated September 13, 2024.
- Stormwater Management Report, prepared by Menlo Engineering Associates, dated March 26, 2025, last revised January 13, 2026.
- Operation and Maintenance Manual, prepared by Menlo Engineering Associates, dated March 26, 2025, last revised January 13, 2026.
- Earthwork Cut & Fill Report, prepared by Menlo Engineering Associates, dated March 26, 2025, last revised January 13, 2026.
- Resolution No. 2022-PB-13, Evesham Township Planning Board, adopted August 4, 2022, memorialized September 1, 2022.

ENVIRONMENTAL REVIEW

We have reviewed the application for compliance with the Evesham Township Land Use Code (as it relates to use of the property), including §94 Article II (Environmental Impact Report, including Cultural Resource Survey) and §94 Article IV (Phase I Environmental Assessments).

We offer the following environmental review with recommendations for your consideration.

Environmental Impact Report

Pursuant to §94-13 through §94-17, an Environmental Impact Report with a Cultural Resource Survey is required for each application for development, except for a minor subdivision.

The applicant requested a waiver for this submission requirement.

Available mapping from the NJDEP indicates streams, freshwater wetlands, and other environmentally sensitive areas are not present at the site. In addition, the NJDEP issued a Letter of Interpretation (LOI) dated July 11, 2023 (file no. 0313-22-0001.1, activity no. FWW220001) verifying that freshwater wetlands, transition areas, and streams are not present at the site.

1. The site plans identify the existing fire pond stormwater basin and the subsurface stormwater basin beneath the parking lot in the eastern portion of the site. The plans also identify a proposed surficial basin at the rear (western extent) of the property. The Stormwater Investigation report indicates the bottom of the proposed basin is at least two (2) feet above the seasonal high water table. Information regarding the construction details for the existing subsurface basin has not been provided. **The applicant should provide an environmental impact statement for the site. The report should provide information regarding the existing conditions and proposed changes including pervious/impervious coverage, utilities, solid waste disposal, wastewater generation/treatment, stormwater flow/management (open & subsurface basins), landscaping, and imported fill materials (previous & proposed development).**

Cultural Resources Survey

The applicant requested a waiver for this submission requirement.

2. Historically, the property contained agricultural land from prior to the 1930s until at least 1970. The existing fire pond was constructed sometime between 1984 and 1995; the existing restaurant building and parking lot were constructed circa 2007. Surrounding properties consist of residential, commercial, and institutional uses and vacant land. The site and adjacent properties are not listed on the State and National Registers of Historic Places. **Based on the property location, site history, and proposed site improvements, it is not anticipated that any significant cultural resources will be identified at the site.**

Air Quality Study

Per §160-15 of the Evesham Township Land Use Ordinance, an Air Quality Study is required for any residential development of 100 or more units and any other development involving more than 100 parking spaces.

The applicant requested a waiver for this submission requirement.

3. The application documents indicate the site currently contains 162 parking spaces, and the adjoining Lot 4.05 contains 175 spaces for a total of 337 shared parking spaces including eight (8) ADA spaces. No additional parking spaces are proposed. The site plans identify one (1) loading area at the rear of the existing restaurant building and three (3) loading areas at the rear of the proposed retail building. **An air quality study is not required for the project as proposed. However, the applicant should provide testimony regarding the existing conditions and proposed changes at the site including to asphalt pavement, loading and storage areas, and number/uses of parking spaces.**

Environmental Site Assessment

Pursuant to §94-24 through §94-29, an Environmental Site Assessment is required as part of and as a condition of approval for each application for development.

The applicant requested a waiver for this submission requirement.

Review of the NJDEP's NJ-GeoWeb, DataMiner, and DocMiner websites identified the site in the Land Use database (PI No. 0313-22-0001.1). The NJDEP issued a Letter of Interpretation (LOI) dated July 11, 2023 (file no. 0313-22-0001.1, activity no. FWW220001) verifying that freshwater wetlands, transition areas, and streams are not present at the site.

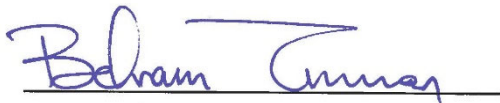
4. Note 2 of the Demolition Plan indicates that demolition debris may be reused as fill at the direction of the soils engineer. **This note should be revised to state that no demolition debris shall be reused as fill.**
5. The Stormwater Investigation letter indicates test pits installed at the site identified fill material containing debris (e.g., concrete, fabric, brick fragments) was observed to depths of up to three (3) feet below ground surface. **The applicant should retain a qualified environmental consultant**

to prepare an environmental site assessment report for the property. Environmental areas of concern associated with the property should be addressed in accordance with NJDEP regulations and guidance documents. The applicant should provide copies of all related records, reports, and supporting documentation.

6. All imported fill materials should meet the NJDEP's definition of clean fill (NJAC 7:26E-1.8). **The applicant should provide copies of all related reports, records, and supporting documentation.**
7. Any soils which will be removed from the site shall be properly sampled/characterized in accordance with applicable regulations prior to transporting off-site. **The applicant should provide copies of all related reports, records, and supporting documentation.**
8. All asphalt, concrete, and/or other debris/wastes generated during the proposed activities shall be properly disposed or recycled at regulated facilities. **The applicant should provide copies of all related reports, records, and supporting documentation.**

Artheon reserves the right to provide additional comments as more information becomes available. Should you have any questions in this regard, please do not hesitate to contact this office.

Sincerely,



ARTHEON

Behram Turan, PE, LSRP

Senior Vice President

cc: Kevin Rijs, PP, AICP, Director of Community Development
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