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June 17, 2026

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

Re: Applicant/ Owner: Wiley Mission Inc. – Evesham ID: P26-09
Block 26, Lot 6
99 East Main Street
Township of Evesham, Burlington County, New Jersey
Amended Final Major Site Plan
TDG Project No. 2019-109.71P, Planning Letter #1

Dear Chair and Board Members:

Our office has received and reviewed the following submission items:

- **Land Development Application**, prepared by Robert S. Baranowski, Jr. Esq., on behalf of Wiley Mission Inc., dated April 14, 2026.
- **Overall Site Plan**, prepared by Paulus, Sokolowski, & Sartor, LLC., consisting of 1 sheet, dated January 14, 2026, last revised May 27, 2026.
- **Architectural Drawings-Lilac Court Schematic Plan**, prepared by John Gibson Martin, AIA, consisting of 3 sheets, dated January 16, 2026.
- **Resolution No. PB 82-22**, Evesham Township Planning Board in the Wiley Mission, Inc., memorialized on January 7, 1982.
- **Resolution No. PB 82-2**, Evesham Township Planning Board in the Wiley Mission, Inc., memorialized on March 19, 1982.
- **Resolution No. PB 85-81**, Evesham Township Planning Board in the Wiley Mission, Inc., memorialized on May 1, 1986.
- **Resolution No. PB 93-10**, Evesham Township Planning Board in the Wiley Mission, Inc., memorialized on October 7, 1993.
- **Resolution No. PB 94.05**, Evesham Township Planning Board in the Wiley Mission, Inc., memorialized on August 18, 1994.
- **Resolution No. PB 94-05A**, Evesham Township Planning Board in the Wiley Mission, Inc., memorialized on January 16, 1997.
- **Resolution No. PB 94-05A**, Evesham Township Planning Board in the Wiley Mission, Inc., memorialized on October 30, 1997.
- **Resolution No. PB 4-05A-1**, Evesham Township Planning Board in the Wiley Mission, Inc., memorialized on July 6, 2000.
- **Resolution No. PB 94-05A-2** Evesham Township Planning Board in the Wiley Mission, Inc., memorialized on March 4, 2002.
- **Resolution No. PB 94-05A-3**, Evesham Township Planning Board in the Wiley Mission, Inc., memorialized on September 23, 2004.
- **Resolution No. PB 16-03**, Evesham Township Planning Board in the Wiley Mission, Inc., memorialized on July 2, 2016.

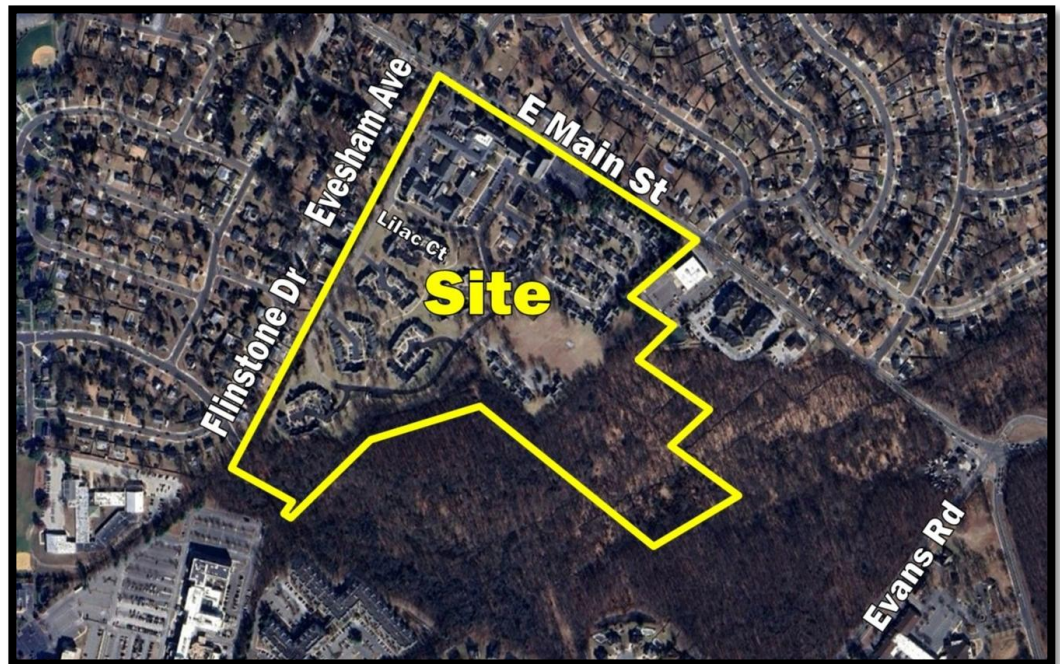
At this time, we offer the following comments:

A. Site & Proposal

1. The 52.3 acres property is located along the south side of East Main street between Wiley/Plymouth Drive intersection to the west and Bettleground Road to the east, within the Medium Density (MD) Zoning District.
2. The subject tract contains a senior citizen housing development with life care and assisted living facilities which is a conditionally permitted use in the MD District. The site contains a place of worship, multi-family and single family dwellings, day care center, and skilled nursing and rehabilitation facilities.

Prior approvals permitted parking to be reserved but not improved; and those spaces remain available for improvement on the overall site, if determined necessary.

3. The surrounding area contains the following:
 - a. North and west of the site there are the single family residential uses, within the MD Zoning District.
 - b. East of the site there is a US Post Office and multi-family dwellings within the Institutional (INS) and Senior Citizen Housing 3 (SEN-3) Zoning Districts, respectively with East Main Street Redevelopment Area overlay.
 - c. South beyond a large, wooded wetland and open space area there are multi-family dwellings and medical facility with access to Brick Road within the Multi-family (MF) and Commercial -1 (C-1) Districts, respectively. The C-1 District is also part of the Evesham Crossroads Overlay (EVC0).
 - d. See aerial image below of the site and surrounding area, courtesy of Google Earth Pro © 2026.



4. The Applicant seeks amended final major site plan approval, to permit the conversion of a portion of existing one-bedroom units into two bedroom units. The area of the site in question is located in the interior of the tract, behind the nursing/rehabilitation facility and club house and pool buildings. Specifically, the following is proposed:

- a. Unit numbers 3 through 6 on Lilac Court; and unit numbers 13 and 14 on Honeysuckle Court are proposed to convert from 1 bedroom to 2 bedroom units, resulting in a total of ten (10) 2-bedroom units on both courts.
 - b. Four (4) units along Lilac Court will remain as 1-bedroom units; and six (6) units along Honeysuckle Court will remain as 1-bedroom units.
 - c. The living/ dining space will also be slightly increased in the enlarged units.
 - d. Other site improvements include exterior patios.
5. Parking for the nursing, assisted living, and place of worship: 240 required; 196 physically provided and 57 spaces reserved (253);
 6. Parking for Honeysuckle Court : Per RSIS, 30 spaces are required, 19 spaces are provided, plus 11 parking spaces are proposed to be reserved, but not improved.
 7. Parking for Lilac Court: Per RSIS, 31 spaces are required, 20 spaces are provided, plus 11 parking spaces are proposed to be reserved, but not improved.

B. Ordinance & Zoning

1. Testimony should be provided regarding compliance with the conditional use requirements applicable to Senior citizen housing/ life care facilities/ assisted living that are as follows: (See §161-1.C(3)a-i):
 - a. 5 acre minimum lot area required, 52.3 acres exists and proposed.
 - b. 4.5 dwelling units per acre permitted, 2.7 units per acre exist and proposed.
 - c. 30 feet maximum building height permitted, less than 30 feet existing and proposed. The proposed building heights should be provided.
 - d. Parking is required to be provided in accordance with the Residential Site Improvement Standards (RSIS). Testimony should be provided.
 - e. Minimum design standards of the NJHMFA (multi-family guidelines) two-bedroom units minimum of 850 SF; and between 1,244 to 1,640 SF provided.
 - f. 250 SF per dwelling unit is available for recreational use; and over 250 SF per dwelling unit is provided. The recreation area per unit should be provided.
 - g. Adequate utility availability has been demonstrated; age restricted housing is provided; and if state or federal funds are used, then approval of the modifications should be demonstrated.
 - h. 85 nursing units maximum permitted, 67 nursing units provided.
 - i. 50% maximum impervious cover permitted, and 29.5% provided.

Requirement	Standard	Proposed
Tract Area (Min.)	5 acres	52.3 acres
Density (Max.)	4.5 du/ acre	2.7 du/ acre
Building Height (Max.)	30'	TBP
RSIS Parking (Min.)	61 spaces	39 existing/ 22 reserved
HMFA 2-bedroom (Min.)	850 SF	1,244 - 1,640 SF
Recreation (Min.)	250 SF/ unit	TBP
Utilities	Required	Provided
55+	@ least 1	Provided
Federal/State support	Required	TBP
Nursing Care (Max.)	85 units	67 units
(V) Variance (TBP) To Be Provided		

C. General Comments

1. The Applicant should provide an engineering site plan, utility plan, grading plan, tree removal and protection plan, and landscape plan of the portion of the site that is to be rehabilitated and improved. We defer to the Board Engineer regarding the other submission waivers.
2. See aerial image below, dated February 2025, illustrating the portion of the site in question; and the proximity of the proposed additions to streets, sidewalks, and plant materials, courtesy Google Earth Pro © 2026.



3. The location and screening of any proposed ground mounted mechanical equipment and/or utilities should be provided. Testimony should be provided.

D. Building Comments

1. Testimony should be provided and the architectural plans should be revised to clearly indicate the proposed façade treatment materials and colors. Testimony should be provided regarding how the proposed improvements will be complementary to the existing structures.

E. Landscape Comments

1. Testimony should be provided regarding the need to remove, relocate, and/or replace any or all the well-established planted buffer / street tree material between the building(s) and the existing sidewalk / Wiley Way.
2. Tree protection, removal, and replacement consistent with the ordinance requirements should be addressed. It is possible that the limits of the tree protection zone are not exceeded however, this cannot be confirmed or refuted, based upon the submittal. (See §62-56.E & G)

Protection of existing plantings extends around the drip line or root zone of the tree. Disturbance includes grading and utilities, construction equipment storage and access, and materials and equipment storage.

3. The plans should be required to provide the following at a legible scale compliant with the ordinance (See §62-56.B).
 - a. Show the existing vegetation to remain, the location of proposed plantings, with transplants and compensatory plants clearly labelled.
 - b. Existing and proposed improvements, including structures, streets, underground and overhead utilities, lighting, stormwater management system structures, pavement materials, fences, walls.
 - c. Existing and proposed grades.
 - d. Plant list with key or symbol reference, corresponding to labels on the plan, quantity, scientific and common names, and the size of the plant at installation, the root condition, plant spacing, details, and notes.

F. Lighting

1. Testimony should be provided regarding impacts to the freestanding lighting fixtures located along Wiley Way.
2. If wall mounted lighting is proposed, then it should be shown on the plan. If LED lights are provided then the Correlated Color Temperature (CCT) should be less than 3,200° Kelvin to reduce potential impacts.
3. The Board and the Applicant discuss the hours that any building mounted lights will operate and consider a potential reduction overnight to security levels and/or the utilization of manual switches to activate the lights only when necessary after hours.

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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President

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