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August 11, 2026

VIA HAND DELIVERY AND EMAIL (NewtonJ@Evesham-NJ.gov)

Jennifer Newton, Planning Board Secretary
Evesham Township Planning Board
984 Tuckerton Road
Marlton, NJ 08053

RECEIVED

AUG 11 2026

P26-14

**RE: Universal Synergetics, Inc. (d/b/a T.H.E.M.)
Application for Site Plan Waiver Approval, and, if necessary, Minor Site
Plan Approval
5 E Stow Road; Block 2.05, Lot 10
Evesham Township, Burlington County, New Jersey
Our File No.: UNI204.401**

Dear Ms. Newton:

On behalf of our client, Universal Synergetics, Inc., d/b/a T.H.E.M. (the "Applicant"), enclosed please find the following materials which we are submitting as a supplement to the above captioned Application:

1. Evesham Township Land Development Application – nineteen (19) copies;
2. Zoning Permit Denial, dated July 1, 2026 – nineteen (19) copies;
3. Original Zoning Permit Application Amendment Submission, dated June 30, 2026 – nineteen (19) copies;
4. Escrow Agreement with Form W9 – one (1) copy;
5. Corporate Disclosure Information Statement – nineteen (19) copies;
6. Aerial Photograph of Site – nineteen (19) copies;
7. Our firm's check, in the amount of \$250.00, made payable to the "Township of Evesham," intended to address the Minor Site Plan Application fee; and
8. Our firm's check, in the amount of \$2,500.00, made payable to the "Township of Evesham," intended to address the Minor Site Plan Escrow fee.

The Applicant requests that the Evesham Township Planning Board (the "Board") grant Site Plan Waiver Approval, or, if necessary, Minor Site Plan Approval, in connection with the installation of temporary trailer housing a process boiler which will be attached to, and serve the existing light food manufacturing operations conducted within the existing industrial building located at 5 East Stow Road, identified on the Official Tax Maps of the Township of Evesham as Block 2.05, Lot 10, and located within the Industrial Park ("IP") Zoning District (the "Property").

The temporary boiler is to be located within a trailer on an existing truck parking space and is proposed solely to provide process steam necessary to support the Property's existing permitted light manufacturing use until the existing gas service can be upgraded so as to allow the installation of a permanent interior boiler and associated facilities, after which the temporary unit will be removed. The trailer is functionally equivalent to a sales or construction trailer and will be attached to the existing building.

The proposed improvements are limited in scope and will be temporary in nature. Further, the temporary use will not materially affect drainage, parking layout or parking requirements, internal traffic circulation, existing buffer areas or landscaping. There will be no changes or impacts to access to a street or highway, freestanding signage, or lighting. Accordingly, the Applicant respectfully submits that the proposal satisfies the standards for Site Plan Waiver Approval under Chapter 127 of the Township Code. However, to the extent the Board determines that formal site plan review is nevertheless required, the Applicant alternatively requests Minor Site Plan Approval, as the proposed installation is limited in nature, will serve the existing light manufacturing operations conducted on the Property, and will not adversely impact the Property or surrounding area.

Given the limited nature of the proposed improvements and because the existing building will remain unchanged, the Applicant respectfully requests a waiver from the requirement to submit the Evesham Township Land Development Checklist.

We would appreciate if you could please review this Application and schedule it for the next Evesham Township Planning Board meeting agenda for consideration. Once you have confirmed the date, time, and location of the Planning Board hearing, we will arrange to serve and publish the appropriate Notice of that hearing if Notice is required, and, thereafter will provide you with our Affidavit of Service and an Affidavit of Publication from *The Burlington County Times* newspaper.

If you have any questions, or require any additional information, please do not hesitate to contact me. Thank you for courtesy and assistance.

Very truly yours,



NIALL J. O'BRIEN

NJO/APF
Enclosures

Jennifer Newton, Planning Board Secretary
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cc: Joseph Schaible (via email w/ encs.)
Thomas Oei (via email w/ encs.)
Rakesh Darji, P.E. (via email w/ encs.)
Michelle M. Taylor, PP (via email w/ encs.)
Louis I. Karp, Esq. (via email w/ encs.)
Gary L. Green, Esq. (via email w/ encs.)
Alec P. Fante, Esq. (via email w/ encs.)