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September 15, 2026

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

Re: Applicant: Universal Synergetics, Inc.-d/b/a T.H.E.M.
Owner: Wharton Stow Industrial, LLC.
Block 2.05, Lot 10
5 E Stow Road
Township of Evesham, Burlington County, New Jersey
Minor Site Plan
Evesham ID: P26-14
TDG Project No. 2019-109.75P, Planning Letter #1

Dear Chair and Board Members:

Our office has received and reviewed the following submission items:

- **Land Development Application**, prepared by Joseph Schaible on behalf of Universal Synergetics, Inc., d/b/a T.H.E.M., dated August 4, 2026.
- **General Arrangement Plan**, prepared by Powerhouse Boiler Equipment, consisting of 1 sheet, date illegible.
- **Atla/NSPS Land Title Survey**, prepared by Control Point Associates, Inc., consisting of 1 sheet, dated August 18, 2021.
- **Zoning Permit Application**, prepared by Evesham Township, consisting of 1 sheet, dated June 12, 2026.
- **Denial of Application**, prepared by Evesham Township Dept. of Community Development-Zoning, consisting of 1 sheet, dated July 1, 2026.
- **Product Data Sheet RL-50 Portable Boiler System**, prepared by Atlas Copco Rental, consisting of 3 sheets, dated March 27, 2026.
- **Supplemental Correspondence**, prepared by Joseph R. Schaible, consisting of 2 sheets, dated June 30, 2026.
- **Color Oblique Aerial Site Photograph**, unknown author, consisting of 1 sheet, undated.

At this time, we offer the following comments:

A. Site & Proposal

1. The 4.554 acres (198,369 SF) property is located along the east side of East Stow Road between Greentree Road to the south and Route 73 to the west, within the Industrial Park (IP) Zoning District.

2. The subject parcel contains a frame, approximately 51,500 SF industrial building specializing in food, beverage, nutritional items, supplements, over the counter pharmaceuticals, consumer packaged goods, and personal care packaging or light manufacturing, which is a permitted use in the IP District. The site also contains typical site improvements including circulation, 153 passenger vehicle parking spaces, an unknown number of tractor trailer parking spaces, landscaping, and lighting.
3. The surrounding area contains the following:
 - a. North, south, and west of the site there are the similar uses, within the IP Zoning District.
 - b. East of the site there is the Crispin Square Shopping Center within the Commercial-2 (C-2) Zoning District.
4. See aerial image below of the site and surrounding area, courtesy of Google Earth Pro © 2026 (image dated June 2023).



5. The Applicant seeks minor site plan approval and requests a full site plan waiver, to permit the installation of a temporary rental steam boiler until a replacement can be provided inside the building.
6. Temporary rental steam boilers typically provide steam or heat generation for facilities during outages, maintenance, or in some cases high demand periods.

B. Ordinance & Zoning

1. Temporary construction and sales trailers are permitted accessory uses within the IP District, however, exterior power generation is not a permitted accessory use or structure.

- The ordinance defines accessory structure or building and accessory use, which are provided following

“Accessory structure or building, a building or structure which is detached from a principal building or structure on the same lot and which is customarily incidental and subordinate to the principal building or structure. Any accessory building attached to the principal building shall be considered part of the principal building.”

“Accessory use, a use of land or a building or portion thereof customarily incidental and subordinate to the principal use of the land or building, located on the same lot with the principal use.”

- The ordinance defines temporary construction trailer, which is provided following:

“Temporary construction trailer, a trailer for construction purposes for the period of construction beginning with the issuance of a construction permit and concluding with the issuance of a final certificate of occupancy or one year, whichever is less.”

- The property appears to generally comply with the IP Performance Regulations, although some values are not provided on the submitted plan.
- The Industrial Park (IP) District dimension and area standards are characterized below: (See §160-73.E)

Requirement	Standard	Proposed
Tract Area (Min.)	2 acres	4.554 acres
Lot Frontage (Min.)	200'	>400'
Lot Width (Min.)	200'	>400'
Lot Depth (Min.)	200'	>400'
Side Yard Each (Min.)	25'	55.2' 72.5'
Front Yard (Min.)	50'	106.3'
Rear Yard (Min.)	25'	>75'
Impervious Surface (Max.)	0.70	TBP
Height (Max.)	35'	TBP
Green Space Ratio (Min.)	0.30	TBP
Clearing Limit (Max.)	0.90	TBP
(V) Variance (TBP) To Be Provided		

C. General Comments

- Testimony should be provided regarding the issues with the existing interior steam boiler and plans for improvement, maintenance, or upgrades. A c(1) hardship or c(2) special reasons variance is required to permit an accessory structure not permitted by ordinance.
- The facility is located in an industrial and commercial area of the community. Testimony should be provided regarding any noise or odors generated by the temporary steam boiler.
- Testimony should be provided regarding the anticipated duration of the facility on the site.



4. Based upon the Applicant's testimony regarding duration, the Board might discuss the setting a time limitation similar to that of a temporary construction trailer. For example, one year from the issuance of construction permits for the interior steam boiler to the issuance of a CO or subcode approval, whichever is less.
5. The site is well maintained and it does not appear that landscape maintenance, such as weeding or mulch is required. However, the lawn along the frontage appears in need of supplementation/ refurbishment.
6. There are no sidewalks along Stow Road. The Applicant and the Board should discuss if sidewalks should be implemented along the frontage. There is a bus stop along Lincoln Drive East north of Greentree Road, approximately one mile from the site, as measured along the street frontages.
7. In the aerial imagery, it appears that there are trash and recycling containers located on the site without enclosures/ covers. Testimony should be provided. If the containers are not fully enclosed, then either trash/ recycling compactors or trash enclosure locations, specifications, and details should be provided.

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.


Michelle Taylor, AICP, PP
President

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