



May 15, 2026

RFG-251

Via Hand Delivery

Evesham Township Planning Board
984 Tuckerton Road
Marlton, NJ 08053

**Reference: Preliminary Major Site Plan
Pine Street Ventures, LLC
Former DPW Redevelopment
Block 16, Lot 1.03
501 Evesboro – Medford Road (C.R. 618)
Evesham Township, Monmouth County, New Jersey**

Dear Sir or Ma'am:

With regard to the above referenced application, please accept this letter in support of waivers requested from the Land Development Checklist. A majority of waivers are being requested to be provided at the time of Final Site Plan application, in efforts to obtain a timely Preliminary Major Site Plan Approval prior to the July 1st deadline for the NJHMFA 9% tax credit application deadline.

The following waivers are requested from the tabular format portion of the checklist, being items #1 – 92.

- #2 – Environmental Assessment Report – Notwithstanding any required wetland or remedial elements, it is our opinion that provision of an EAR would provide little benefit regarding redevelopment of a nearly fully developed property, furthered by the fact that the majority of wooded areas are being maintained.
- #3 – Environmental Impact Report and Cultural Resources Survey – Notwithstanding any required wetland or remedial elements, it is our opinion that provision of an EIR and CRS would provide little benefit regarding redevelopment of a nearly fully developed property, furthered by the fact that the majority of wooded areas are being maintained.
- #4 – Traffic Impact Study – Time of Final Site Plan
- #5 – Burlington County Planning Board Application – Time of Final Site Plan
- #26 – Existing and proposed contours are shown, but not 200' beyond the subject property. With permission of the adjacent property owner, a small degree of overlap can be provided at time of Final Site Plan. Providing the full 200 ft overlap would require ±8 acres of additional survey (excluding area across C.R. 618), more than the subject property itself, thereby causing undue burden upon the applicant.

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- #28 – Individual Tree Location – Trees to be removed will be located at Time of Final Site Plan. We do not see a benefit to locating trees which will not be disturbed.
- #41 – Curb radii have been provided. Truck Turning Plans will be provided at Time of Final Site Plan.
- #44 – Any required loading area will be determined at Time of Final Site Plan.
- #51 – SESC Plans and Application – Time of Final Site Plan
- #56 – Environmental Inventory – Notwithstanding any required wetland or remedial elements, it is our opinion that provision of an environmental inventory would provide little benefit regarding redevelopment of a nearly fully developed property, furthered by the fact that the majority of wooded areas are being maintained.
- #58 Amenity / Recreation Details – Time of Final Site Plan
- #60 Soil Borings – Time of Final Site Plan
- #61 Topsoil Export – Time of Final Site Plan
- #62 Community Facility Plan – not applicable to the existing or proposed uses.
- #64 Construction Details – Time of Final Site Plan
- #66 Street Names – Time of Final Site Plan, if required for the proposed drive aisles.
- #73 Road and Paving Cross Sections and Profiles – Time of Final Site Plan
- #74 Landscape Plan and Details – Time of Final Site Plan. Per #28, only individual trees TBR will be identified.
- #75 Tree Protection Management Plan – Time of Final Site Plan
- #76 Plant Material and Details – Time of Final Site Plan
- #77 Lighting Plan and Details – Time of Final Site Plan
- #78 Site Sign – Locations are provided. Details will be provided at time of Final Site Plan
- #79 Trash & Recycling Enclosures – Locations are provided. Details will be provided at time of Final Site Plan
- #82 – Locations of electric, gas, telephone and cable are governed by the respective utility companies.

The following waivers are requested from the list format portion of the checklist, being items #1 – 33. Items listed below are only those not already covered by the prior tabular checklist.

- #5 – Existing and proposed rights-of-way and / or easements are shown, but not 200' beyond the subject property. Providing the full 200 ft overlap would require ± 8 acres of additional survey (excluding area across C.R. 618), more than the subject property itself, thereby causing undue burden upon the applicant.
- #15 – Building Mounted Signs – Time of Final Site Plan
- #22 – Attachment D – Major Development Stormwater Summary and Stormwater O&M Manual – Time of Final Site Plan
- #23 – Open Space / Amenity / Recreation Areas – Time of Final Site Plan
- #32 – Green Development Checklist – Time of Final Site Plan
- #33 – Submission to EMUA – Time of Final Site Plan

Should you have any questions please do not hesitate to call me at 732-924-8100 or contact me via email at mweseloski@shorepointengineering.com.

Sincerely,

Shore Point Engineering, LLC



Michael V. Weseloski, P.E.