

PRIME TUVEL & MICELI

ATTORNEYS AT LAW

May 22, 2026

VIA COURIER

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

**RE: Pine Street Ventures, LLC
501 Evesboro-Medford Road (CR 618), Evesham Township,
Burlington County, NJ
Block 16, Lot 1.03
Application for Preliminary Major Site Plan Approval**

Dear Ms. Newton:

This office represents Pine Street Ventures, LLC (“Applicant”) with reference to the above-listed project. The Applicant is proposing to convert the former Evesham Township DPW site into approximately 57 senior affordable housing units and related commercial space. The Applicant is therefore submitting an application to the Evesham Township Planning Board for Preliminary Major Site Plan Approval.

In reference to this project, please find the following enclosed with this letter:

1. One (1) original and twenty (20) copies of the completed and signed Evesham Township Planning Board Application, including certification of taxes paid, checklists, and W-9 form. Please note that per the checklist requirement, the original W-9 form is included with the original application packet and the twenty (20) copies of the application packet do not include the W-9 form. Please also note that this site is currently owned by Evesham Township. The owner consent sections of this form have not been signed by Evesham Township. The Applicant proposes to purchase this property from Evesham Township at a later time.
2. Two (2) checks made payable to “Township of Evesham”, one (1) in the amount of \$450.00 to cover the application fee for this project and one (1) in the amount of \$6,110.00 for the escrow fee for this project.
3. One (1) check made payable to “Evesham Township Fire District 1” in the amount of \$500.00 to cover the fire district plan review fee for this project.

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ADDITIONAL OFFICES

Hackensack, NJ | Hoboken, NJ | Jersey City, NJ | Fort Washington, PA | New York, NY

4. Nine (9) copies of the full-size Preliminary Major Site Plan prepared by Shore Point Engineering with the date of May 18, 2026.
5. Eleven (11) copies of the reduced-size Preliminary Major Site Plan prepared by Shore Point Engineering with the date of May 18, 2026.
6. Two (2) copies of a Stormwater Management Report prepared by Shore Point Engineering with the date of May 1, 2026.
7. Nine (9) copies of the full-size Existing Conditions Survey prepared by Patterson Surveying & Engineering, LLC with the date of March 30, 2026.
8. Eleven (11) copies of the reduced-size Existing Conditions Survey prepared by Patterson Surveying & Engineering, LLC with the date of March 30, 2026.
9. Nine (9) copies of the full-size Floor Plans & Elevations prepared by Clarke Caton Hintz with the date of May 18, 2026.
10. Eleven (11) copies of the reduced-size Floor Plans & Elevations prepared by Clarke Caton Hintz with the date of May 18, 2026.
11. Twenty (20) copies of a letter regarding relief requested from the Aristone Tract Redevelopment Plan prepared by Clarke Caton Hintz with the date of May 18, 2026.
12. Twenty (20) copies of a Waiver Request Letter prepared by Shore Point Engineering with the date of May 15, 2026.
13. Twenty (20) copies of Easements related to this property.

If there is anything further that the Board deems necessary as part of this application, please give me a call directly and I will work with my client to submit a copy of same as soon as possible. The Applicant looks forward to this application for Preliminary Major Site Plan Approval being deemed complete and scheduled for the Township's next available Planning Board Hearing. Thank you for your consideration and assistance with this application.

Very truly yours,


DUNCAN M. PRIME, ESQUIRE


DMP/mcb
Enclosures