

**TOWNSHIP OF EVESHAM
ZONING BOARD OF ADJUSTMENT
MINUTES**

March 17, 2014

7:00 PM

Municipal Bldg.

Call to Order

Chairperson Williamson called the meeting to order at 7:06 PM.

Flag Salute

Statement of Conformance

Chairperson Williamson made the statement of conformance with the Open Public Meetings and the Municipal Land Use Legislation.

Roll Call

Present: Alperin, Parikh, Bernstein (arrived 7:15), Hoffman Laverghetta, Rogers, Fitzgerald, Williamson

Also Present: Matthew Wieliczko Solicitor, Bob Hunter Environmental Consultant, Kelly Ann Willis, Engineer, Regina Kinney Secretary, Terri Bracchi Recording Secretary

Absent: Saper

Approval of Minutes

A motion was made by Parikh and seconded by Rogers to approve the minutes of the February 24, 2014 meeting.

Ayes: Alperin, Lowden, Parikh, Hoffman, Rogers, Fitzgerald, Williamson

Unfinished/New Business

St. Joan of Arc Church, Annual Carnival ZB 14-04

100 Willow Bend Road, Block 32, Lot 2

Special permit pursuant to Code Section 160-11 to conduct annual carnival from 8-25-14 to 8-30-14 (6:00 PM – 11:00 PM)

Joanne Aucella 32 Faybrooke Dr. and Sheryl Wilkins 8 Foxmore Ct. sworn in.

The carnival will have the same set-up as usual; there will be rides, raffles, beer garden and wine. All is coordinated with the police department and fire department. Also the insurance will be in place.

Public Portion – no comment.

Hoffman made a motion and was seconded by Rogers to approve the application.

Recorded Votes

Ayes: Hoffman, Rogers, Lowden, Alperin, Parikh, Fitzgerald, Williamson

Naes: None

Abst: None

Motion approved 7-0-0

Artis Senior Living, LLC **ZB 13-17**

Major Site Plan – Prel/Final

Lippincott Drive & Centre Blvd. Block 24.23, Lot 1 (C-1 EVCO Zone District)

Applicant received Use Variance 9-16-13 to permit a Memory Care Assisted Living Facility – Applicant proposes to construct a 68 bed one-story continuing care facility with associated improvements on the site.

Jeffrey I. Baron, Attorney for Applicant.

Andrew Feranda Traffic Engineer, Max Ferentinos of Artis Senior Living, Joseph Mancini Engineer sworn in.

Jeffrey Baron – applicant is applying for preliminary and final with variances.

Max Ferentinos, Vice President of Development for Artis

Proposing a 68 bed facility with 6 beds as affordable. Medicare requires 10%; it is difficult to do a 7 bed facility due to staffing issues.

Parking will be a maximum of 39 spaces. No residents drive and many patients do not get visitors.

Facility is a controlled freedom, key pad doorways; walking paths the outside will be secured.

Mike Terwilliger, Artis Senior – sworn in. Senior project manager of construction. Apex Environmental Consultant took samples of site and nothing was found.

Joseph Mancini, Engineer and Planner
Exhibit A1 – rendering of site plan

Centre Blvd. will be right in and right out. The courtyard area will be fenced in. There are wetlands on site, in the middle and west side. A circulation plan was submitted. There will be a trash enclosure. Requesting a waiver for a portion of the sidewalk. Will be providing sidewalks except where wetlands are located. There will be a sidewalk on Lippincott Rd.

Property is an irregular shape, has 2 frontages.

Variances requested are:

Sections 160-68.1F and 160-68.1G(2) – to create an attractive and lively street frontage to support Township's business districts; 8' Fence; number of Affordable beds; Compensatory tree requirements; 160-68.1G(3) sidewalks;

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Professional Reports

Leah Furey Bruder Planner – report of February 11, 2014

A lot of issues have already been addressed. Agrees with the height of the fence being 8' for this type of facility. 6 affordable units are acceptable. The wood fence and the trash enclosure have been agreed to by the applicant. Applicant has also agreed to the light fixtures. The cross walks needs to be fixed up.

Richard Orth Traffic Engineer – reviewed his report

Applicant will need a variance for the lack of a loading zone. Mr. Orth agrees with the waiver request for the sidewalk. 39 parking spaces are required. Who is in charge of watching the amount of parking spaces used?

Max Ferentinos – the Environmental Services Coordinator is an on-site maintenance caretaker. Some caregivers take public transportation.

Jeffrey Baron agreed with the report by the fire marshal.

Kelly Ann Willis Engineer – All issues have been responded to.

Bob Hunter Environmental Consultant – report of March 11, 2014.

There is evidence of a previous agricultural use. Soil testing is basin should be done.

Jeffrey Baron would like to wait until basins are constructed.

Kelly Willis Engineer agrees with that.

Public Portion – no comment

Rogers made a motion that the application be approved for preliminary/final, variances and waivers, seconded Bernstein

Recorded Votes

Ayes: Bernstein, Hoffman, Rogers, Lowden, Alperin, Parikh, Fitzgerald, Williamson

Naes: None

Abst: None

Motion approved 8-0-0

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Newbridge, LLC ZB 11-04A1
Amended Prior Approval – Major Site Plan – Use Variance

730 Rt. 73 South, Block 35.07, Lots 6 & 7 (C-1 Zone District)

Applicant is proposing to build a 757 sq. ft. addition on the northern end of the existing 162,607 sq. ft. shopping center.

Duncan M. Prime, Attorney for Applicant

Timothy Prime substituting for Duncan Prime

Mr. Prime – this is an existing shopping center, this building was the old Genuardi's Supermarket.

Sworn in
Glenn Tomkinson, Newbridge LLC
Brian Leff, Engineer
Michael Gallagher
_____ Fearon Architect

Mr. Prime – there are 2 new tenants moving into the Genuardi's space; Rastelli Supermarket and Marshall's. There will be a loading zone of 757' added and trash enclosure. A parking variance will be needed.

Glenn Tomkinson – there is an abundance of parking in the shopping center.

Exhibit A1- architectural and elevations
Exhibit A2 - color rendering

The front will be changed to neutral colors. Additional screening will be added along Commonwealth Drive. The existing lighting will be used.

Professional Reports

Leah Furey Bruder Planner – report of March 4, 2014

Applicant should stick with the design there now and submit final architectural's.

Applicant has agreed to supplement the landscaping.

Loading dock must be neat and tidy at all times. No materials or pallets are to be left outside.

Addition will be brick

No inventory truck there longer than 24 hours.

Richard Orth Traffic Engineer – report of February 28, 2014

There will be a loss of 19 parking spaces, does not appear to be a problem.

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Kelly Willis Engineer – report of March 11, 2014

Variances are needed for additional building within the rear yard area and loading area in the front yard.

Environmental has no concerns and Fire Marshall approves plan.

Public Portion – no comment.

Bernstein made a motion to approve application with all professional reports and agreed to by applicant also all variances, seconded Parikh

Recorded Votes

Ayes: Bernstein, Hoffman, Rogers, Alperin, Parikh, Fitzgerald, Williamson

Naes: None

Abst: Lowden

Motion approved 7-0-1

Resolutions

ZB 14-02 Evesham Celebration Foundation

Rogers motion to approve, seconded Williamson

Ayes: Lowden, Hoffman, Bernstein, Rogers, Alperin, Parikh, Fitzgerald, Williamson

ZB 14-01 Drahorad

Hoffman motion to approve, seconded Fitzgerald

Ayes: Lowden, Hoffman, Rogers, Alperin, Parikh, Fitzgerald, Williamson

Next meetings will be held on April 28 and May 5.

Adjournment 9:01 PM

Approved by Board

Regina Kinney, Secretary

Terri Bracchi, Recording Secretary