

TOWNSHIP OF EVESHAM
Zoning Board

Minutes

7:00 pm

16 November 2015

Municipal Building

Call to Order

Chairman Parikh made the call to order at 7:01 pm.

Flag Salute

Statement of Conformance with Open Public Meetings Act

Chairman Parikh made the statement of conformance with the Open Public Meeting Act and the Municipal Land Use Legislation

Roll Call

Present: Parikh, Hoffman, Rodgers, Alperin, Williamson, Laspe, Hughes, Amato

Also Present: Wieliczko, Rehmann, Furey, Dariji, Kinney, Bittner

Absent: Lowden

Minutes: October 19th, 2015

Motion: Rodgers

Second: Laspe

Ayes: Parikh, Rodgers, Alperin, Williamson, Laspe, Hughes, Amato

Mr. Wieliczko mentioned that Mrs. Hughes can participate and vote due to Mr. Lowden's absence. Mr. Clifford can participate, but cannot vote as an alternate.

Mr. Rehmann clarifies his position with the application. Mr. Langraff, director of planning with CRDA discusses how Mr. Rehmann is a part of the CRDA but is not paid by them. Both Mr. Langraff and Mr. Rehmann state there is no conflict of interest. Applicant consents to Mr. Rehmann participating in this meeting as the Zoning Board Engineer.

Unfinished/New Business:

1. Jim Messina: ZB 15-18. Use Variance/Major Subdivision-Preliminary/Final.

79 North Locust, Block 12, Lot 6.01 (MD Zone District)

Applicant proposes to subdivide the 1.85 property to create a total of four new lots for single-family dwellings (one existing and three new)

Witnesses for Applicant

1. James M. Messina, Owner of 79 N. Locust Avenue

2. John Kornick, Engineer

3. Lance Landgraf, Planner

All witnesses for applicant were sworn in as well as all board professionals.

Exhibits Introduced

- Exhibit A1: Preliminary Subdivision Plan

- Exhibit A2: Letter from Burlington County Planning Board dated August 26th, 2015 stating no interest of the property.
- Exhibit A3: Letter regarding certification of soil erosion and sediment control plan.

John Kornick, Engineer

- Gives qualifications as an engineer, accepted by board.
- Describes overview of proposed application and variances requested.
 - Variance for Density
 - Variance for Major Subdivision
- Applicant proposes to sub-divide parcel into four separate lots, each lot will contain a single-family home. As the proposed application is located in a medium-density zoning district, homes are allowed to be constructed.
- The location of the homes, size of each property, and set backs of each property are described by Mr. Kornick to the board.
- The proposed homes will be serviced by municipal water and connect with Allison Apartments.
- Applicant has received letters from the Burlington County Planning Board, detailing a letter of no interest as well as certain conditions of approval. The applicant agrees to all the conditions of approval mentioned by the county planning board.
- Applicant has also contacted the Tax Assessor's Office, NJDEP, and the Evesham MUA regarding the proposed project.

Applicant has ended testimony.

Board Professional Testimony:

Leah Furey, Planner

- Letter dated September 14th, 2015
- Discusses density requirements in the MD Zoning District. States that density requirements do apply to the application because they are seeking major subdivision.
- Discusses landscaping and trees. Requests that applicant save two trees that are larger than 24" as they are mature. Applicant states that they will save tree 178. Applicant will compensate for 26 trees.
- Requests that the buffer between the property and Allison Apartments will be preserved. To enhance buffer, applicant should add evergreens on inside. Applicant agrees to this condition.
- Applicant must grade site, as Locust Avenue is lower.
- Applicant agrees to all landscaping concerns addressed in letter.
- Discusses the applicant requesting a waiver to not install curbing or sidewalk at N. Locust Avenue due to the grading on site. Ms. Furey believes that the applicant is capable of installing sidewalks.
 - Mr. Alperin asks for clarification.
 - Mr. Parikh mentions that the proposed site is located on a one-way, busy street, and thinks that sidewalk is necessary.

Rakesh Dariji, Traffic Engineer

- Letter dated November 11th, 2015
- Proposed application does not have much impact on traffic.
- Requests that applicant implement methods to increase visibility of driveways. Requests that applicant post signs warning motorists of driveway. Applicant is agreeable to this.
- Recommends that a sidewalk to be installed, due to the nature of the street.
- Applicant has prepared phase one testing. Requests that applicant perform phase 2 testing in regards to a historical use of agricultural resources. Applicant agrees.

Chris Rehmann, Engineer

- Letter dated November 15th, 2015
- Asks applicant about sanitary sewers. Requests that applicant work with Allison Apartments regarding the sanitary sewer system.
- Asks applicant how drainage on site will be handled. Applicant states that they propose dry wells, and rest of the runoff will go onto N. Locust Avenue.
- States that soil borings have been provided by the applicant and are acceptable.
- Requests that applicant install necessary curbing and sidewalk. Discussion ensues.

Board Comment

- Mr. Rodgers asks applicant if they will agree to install the sidewalk. Applicant will discuss, and cede discussion to planner.

Lance Landgraaf, Planner for Applicant

- Gives qualifications, is accepted by the board.
- Discusses how application is consistent with the neighborhood as well as the Township's Land Use Law and Master Plan.
- Applicant agrees to install curbing and sidewalk and work with Township engineers.

Board Comment

- None

Public Comment:

- None

Overview of Application by Board Attorney

- Applicant is seeking major preliminary site plan approval.
- Requests density variance. Applicant is seeking 2.16 units per acre, where 2 units per acre are required per Township Ordinance.
- Applicant requests bulk variance in regards to buffer of 25 ft screen on Lot A.
- Conditions of Approval:
 - Applicant will save Tree 178
 - Applicant will compensate for 26 trees and provide payment for 13 trees
 - Applicant will provide additional evergreens at buffer.

- Applicant will revise landscaping plan to include proposed trees.
- Applicant will provide sidewalks and curbing along N. Locust Avenue.
- Applicant will install curbing for drainage control.
- Applicant will provide payment for affordable housing requirement.
- All soil boorings have been satisfied with board professionals.
- Applicant will implement signage in regards to driveway aprons and various roadway alerts.
- Applicant agrees to perform phase 2 testing.

Motion to Approve ZB Application 15-18

Motion: Mr. Rodgers

Second: Mr. Alperin

Ayes: Parikh, Hoffman, Rodgers, Alperin, Williamson, Laspe, Hughes

Resolutions:

1. ZB 15-12 SP

Motion: Rodgers

Second: Laspe

Ayes: Alperin, Williamson, Rodgers Laspe, Hughes, Amato, Parikh

2. ZB 15-20

Motion: Williamson

Second: Laspe

Ayes: Alperin, Parikh, Williamson, Rodgers, Laspe, Hughes, Amato

Communications/Organization

- Ms. Kinney congratulations Leah on accepting a position with the Township as the Deputy Director of Community Development. Leah will still be the town's planner.

Meeting Adjourned at 7:56 pm.

Next Meeting

December 22nd, 2015