

TOWNSHIP OF EVESHAM
Zoning Board of Adjustment
Minutes
7:00 P.M.
Via Video Teleconferencing

March 15, 2021

Municipal Building

Call to Order

Meeting brought to order by Vice-Chair Thompson at 7:03 P.M.

Flag Salute

Statement of Conformance with Open Public Meetings Act

Vice-Chair Thompson made the Statement of Conformance with the Open Public Meetings Act and the Municipal Land Use Legislation and in accordance with the April 2, 2020 recommendations of the New Jersey Department of Community Affairs in hosting the Zoning Board meeting via video teleconferencing

Roll Call

Present: Carragher, Lutner, Paetzold, Thomas, Osno, Grantner, Thompson

Absent: Fox, Wessner, Student

Staff: Wieliczko, Arcari, Darji, Fegley, Snee, Rijs, Boulton, Kinney

Continuation of Scheduled Matters – None

New Business

- 1. Brightview Senior Living Development, LLC** **ZB 21-01**
Use Variance & Bulk Variances
170 Greentree Road & Stow Road
Block 2.01, Lot 8.01 & Block 2.05, Lot 11 Zone C-2 & IP
Duncan M. Prime, Attorney for Applicant
Mr. Prime gave an overview of previous approvals for site
 ZB 07-01 – 11/19/2007 – Use Variance
 4/21/2008 – Preliminary Site Plan
 11/20/2008 – Final Site Plan
 7/20/2009 – Amended Final Site Plan/Minor Subdivision
Prior approval included 121 independent living units, 57 assisted living units and 23 Alzheimer units for a total of 201 units with 246 beds
Phase II of the project was never constructed

Applicant plans to expand the community with the purchase of a contiguous .5 acre parcel.

Currently Brightview is a 171 unit facility that includes independent living, assisted living and care for those with dementia

Applicant is proposing to add approximately 114 independent living units, 15 assisted living units and to renovate existing dementia program with 3 units

Variances requested:

- Principal use in C-2 Zone
- Maximum Building Height
- Maximum Floor Area Ratio for C2 and IP Zone
- Maximum Floor Area Ratio – Gross square footage
- Loading Requirements

Waivers requested:

- Checklist Item #5 & #6 – Subdivision or Site Plan, Current property survey

Applicant's Professionals sworn:

- David Holland – Vice President of Development – Brightview
- Jacquelyn L. Giordano, Civil Engineer – Dynamic Engineering Consultants, PC
- Patrick Downey, Traffic Engineer – Dynamic Engineering Consultants, PC
- Erica Zoren – Architect – Hord/Coplan/Macht
- Creigh Rahenkamp – Planner

Board's Professionals sworn:

- Rakesh Darji – Engineer - ERI
- Barbara Fegley – Planner – ERI
- Stacey Arcari – Traffic – ERI
- Eric Snee – Environmental – CME

Exhibits:

- Exhibit A-1 Use Variance Plan Rendering dated 3/15/2021
- Exhibit A-2 Color Architectural Renderings dated 2/23/2021
- Exhibit A-3 Floor Plan – dated 2/23/2021
- Exhibit A-4 -A-5 Exterior Elevations – dated 2/23/2021
- Exhibit A-6 Use & Operation Statement – dated 3/15/2021
- Exhibit A-7 Use Variance Plan – dated 1/5/2021

David Holland – Vice President of Development for Brightview Senior Living Development, LLC gave an overview of the proposed application

Expansion of facility would be 170 units with improvements

One and two bedroom units to be available

Amenities offered, transportation, meals and will include indoor pool and enhancing the outdoor areas

Approximately 90 parking spaces will be added to the 170 spaces existing

Only about 30 residents drive – with expansion only 60 expected to drive

Employees will number approximately 150 which includes nurses, nurses' aid, physical & occupational therapy

Three shifts:

7:00 a.m. to 3:00 p.m.

3:00 a.m. to 11:00 p.m.

11:00 p.m. to 7:00 a.m.

Deliveries – 2 per week for dry food goods/3 to 4 per week for all others, linens 2 per month, UPS and other overnight delivery companies for business use, residential use may vary

Construction for proposed expansion – building will be linked – no disturbance to present facility – new construction will be coordinated

Referenced Exhibit A-6 Use Operations Statement

Existing Units	171	Beds 209
Units w/expansion	172	Beds 210

Jacquelyn Giordano – Engineer

Referenced Exhibit A-7 Aerial Map – existing conditions

Properties split into two zones on properties – C-2 & IP

Addressed FAR – proposed FAR for the lots to be consolidated is 0.510

Building Height – due to slope of lots – will continue the same roof line

Grading plan will be submitted with site plan application

Loading Zone – proposing 3 loading zones – 2 currently exist

Will comply with parking requirements

Sidewalks will be supplied along Stow Road as requested

Buffering to remain the same along Lot 8.01

Will supply all information requested by ERI for site plan at time of submission

Mr. Darji stated that the Applicant should review new Township Stormwater regulations

Board Member Lutner asked about the basin shown on plans on Exhibit A-1 - Ms. Giordano – this will be a new basin

Board Member Thomas asked about the height of the expansion – Ms. Giordano – due to the difference of the grade levels of the two properties – will continue the same roof line

Patrick Downey – Traffic

Referenced Traffic Impact & Parking Assessment dated 12/23/2020

Does not anticipate any increase in traffic

Proposing to maintain the existing driveway along Greentree Road as it currently exists, as well as the southern driveway along Stow Road. The northern driveway along Stow Road will be eliminated.

Proposing 3 loading zones

Addressed Fire Marshall memo dated 1/26/2021 – no comments at this time

Erica Zoren – Architect – Associate Principal – Hord/Coplan/Macht
Referenced Exhibit A-2 Color Renderings showing existing and proposed architecture
Modern Farmhouse design
Will tie together with existing buildings

Creigh Rahenhamp - Planner
Mr. Rahenhamp was involved with the original application for Brightview
Addressed the slight increase in the FAR
COAH obligation will be met – 23 units with prior approval – 17 units have been built
Deed restrictions will apply
Applicant will address at site plan review
Proposed will not negatively impact the zones

Rakesh Darji – Engineer – ERI letter dated 2/16/2021
There are no engineering concerns at this time
Dynamic Engineering letter dated 3/10/2021 addressed comments at this time
Will address all engineering issues at site plan review

Barbara Fegley – Planner – ERI letter dated 2/16/2021
Stated that Mr. Rahenhamp addressed the positive and negative criteria of the
variances and also agrees that Dynamic Engineering letter dated 3/10/2021 addressed
comments at this time
Will address all planning issues at site plan review

Stacey Arcari – Traffic – ERI letter dated 2/16/2021
A comprehensive review addressed her concerns
Additional trip generation will not have a sufficient impact to the site
Will address all traffic issues at site plan review

Eric Snee – Environmental – CME letter dated 1/29/2021
Does not have any concerns with the waiver request
Applicant will comply as a condition to submit an Environmental Impact Report,
Cultural Resources Survey and Environmental Site Assessment with application for
Preliminary and Final Site Plan

Board Comment

Board Member Lutner – Is there a waiting list to for the facility

Mr. Lutner – seems like a big building, has questions about Stormwater Management

Mr. Wieliczko – applicant will comply at time of site plan

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Mr. Lutner – how will the drainage be directed from the roof and downspouts

Ms. Giordano – agrees with concerns and future design will address

Board Member Grantner asked about Stormwater Management

Can roof run off be use for plants

Will the applicant consider a pedestrian crossing connecting sidewalk along Stow Road to Greentree Road

Ms. Giordano – will comply

Public Comment – None

Motion to approve ZB 21-01 – Brightview Senior Living Development, LLC – Use Variance with Bulk Variances and all conditions – Lutner

Second – Carragher

Ayes: Carragher, Lutner, Osno, Thomas, Osno, Grantner, Paetzold, Thompson

Minutes – January 25, 2021

Motion to approve – Lutner

Second – Osno

Ayes: Carragher, Lutner, Thomas, Osno, Thompson, Paetzold, Grantner

Resolutions

ZB 20-26 – Schwartz

Motion to approve – Osno

Second – Lutner

Ayes: Carragher, Lutner, Thomas, Osno, Thompson

ZB 20-24 – 120 Evesham Land

Motion to approve – Lutner

Second – Osno

Ayes: Lutner, Osno, Thompson, Grantner, Paetzold

Public Comment – None

Board Comment - None

Next Meeting – April 19, 2021

Meeting adjourned: 8:50 p.m.