

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

June 7, 2021

Municipal Building

Call to Order

Meeting brought to order by Chairperson Student at 7:15 P.M.

Flag Salute

Statement of Conformance with Open Public Meetings Act

Chairperson Student 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, Grantner, Lutner, Paetzold, Thompson, Student

Absent: Fox, Osno, Thomas, Wessner

Staff: Wieliczko, Fegley, Arcari, Snee, Boulton, Newton, Kinney

Continuation of Scheduled Matters – None

Chairperson Student welcomed Jennifer Newton as Sharon Boulton's replacement. Jennifer is a long time Evesham resident and also works in the Community Development office.

New Business

1. Burns Buick GMC, Inc.

Z 21-11

Conditional Use, Preliminary and Final Major Site Plan with 'D' and Bulk Variances
325 Route 73 N, Block 24.23, Lot 6 (C-1/EVCO Zone)

Steven Fabietti, Attorney for Applicant

Chairperson Student gave the history of the property to the Board Members

Was the Lenihan Dealership for many years

In 2007 was granted a Use Variance for a Used Car Dealership

This is the first Genesis Dealership in the United States to be constructed from
the ground up

Mr. Fabietti stated that the applicant is willing to move forward with 6 members

Thanked Staff and Board for the special meeting

Has no objection to Mr. Thompson attending remote only
Mr. Wieliczko – Applicant is seeking a Use Variance, Preliminary and Final Major Site and Bulk Variances to redevelop an existing automobile dealership. Plans include the demolition of an existing building and the construction of a new 2-story building to house the showroom, office and administration. Plans also include continued use of existing building located on rear of property as an accessory use for internal car wash, detail area, service bay and parts/warehouse storage

Board Professional's sworn:

Barbara Fegley – ERI - Planner
Stacey Aracari – ERI - Traffic
Eric Snee – CME – Environmental

Applicant's Professional's sworn:

Peter Lanzavecchia, President, Burns Buick GMC
Andrew Hogg, Engineer, Land Dimensions Engineering
Larry DiVietro, Jr., Planner, Land Dimensions Engineering
Mark Wiedmann, Architect, Wiedmann-Zelig Group, LLC

Mr. Lanzavecchia gave testimony

Referenced Exhibit A-2 Artist's Renderings

First type in this Country

Stand-alone facility – Show Room – Glass Style

Existing building in rear of property to remain for pre-delivery inspections, accessorizing activities, automated car wash, detail center, etc.

Gave an overall view of current and projected operations Exhibit A-1 E

Incoming Inventory Arrivals – proposed average 1-2 cars carriers per week

Sales Department Customer Traffic – most are scheduled

Service Department Customer Traffic – will increase – 80% of service guests are pick-up and delivery (valet service)

Hours of Operation

Sales – Monday – Friday 9:00 a.m. – 8:00 p.m.

Saturday 9:00 a.m. – 6:00 p.m.

Service – Monday – Friday 7:30 a.m. – 7:30 p.m.

Saturday 8:00 a.m. – 5:00 p.m.

Number of Employees – Total 62 – 38 Genesis Building, 24 Accessory Building

Hazardous Material Storage, Dispensing and Disposal Exhibit A-1 H

Genesis vehicles require reduced maintenance of internal combustion engines and longer intervals between oil changes, the volume of hazardous materials in repairs shops has been reduced

Battery electric vehicles also has a positive impact

There is an enclosure for used tires that will be picked up and taken off site

All Genesis Shipping and Receiving staff are trained and certified in Surface Transportation of Automotive Hazardous Materials

Two electric vehicle charging stations will be on the site and will be available to the community during operation hours

Mark Wiedmann – Architect

Architectural style is simple and elegant

Referred to Exhibit A-1 C showing all four sides of building

Referred to Exhibit A-5 Sign details

3 façade signs – Emblem/Logo, Genesis of Cherry Hill, Service

2 freestanding signs – 110 sq. ft., 66 sq. ft.

2 interior directional signs

Andrew Hoggs – Engineer

Referred to Exhibit A-3

Existing entrances to remain the same

Referred to Exhibit A-1 I – Fire Truck Turning Plan approved by Fire Marshal

Referred to Exhibit A-4 Auto Carrier Turning Template

Review of ERI letter dated 5/13/2021

Site and Grading comments

Northern and southern end of property and section between buildings will be milled and overlaid

Western side will but will be patched and repaved as necessary

Mr. Lanzavecchia confirmed

Will provide pavers in front of building – applicant will coordinate with Ms. Arcari on this

Bollards along Route 73 will be removed, right, left and rear of property will remain – applicant will add notes to plan

Stormwater Maintenance plan will be supplied

Larry DiVietro – Planner

This is a pre-existing auto dealership

Site is suited for this use

Modifications are consistent with the Zone Plan and Master Plan

Variances can be granted without any detriment to the Vision Plan and will remain as an appropriate use

Review of ERI letter dated 5/13/2021

Adequate parking is provided

Does not feel sidewalks along Route 73 would meet the aesthetics of the site

Buffers of 15' required – applicant agrees at time of construction will comply

Proposed landscape plan will provide additional trees and mix of landscape shrubbery

Proposed 6' planting islands and will support proposed landscaping

Divider strips would substantially impact parking

Applicant is not proposing Promenade series lighting fixtures
Lighting – 15% will stay on at 9:00 – overnight for security purposes
Façade signs will be channel letters
Irrigation system will be used until landscaping is established

Barbara Fegley – ERI letter dated 5/13/2021

Parking variance makes sense
Recommends that both entrances be textured
Asked Mr. DiVietro the height of the front berm
Mr. DiVietro – 18” – and will the plantings will increase the height
Ms. Fegley asked that the applicant show this on the landscaping plans
to her satisfaction
Has no problem with signs proposed
Has no objections to waivers requested

Stacey Arcari – ERI letter dated 5/13/2021

Applicant has worked with Mr. Darji and Ms. Arcari and has addressed
their concerns in a response letter dated June 1, 2021
Applicant agrees to work with Ms. Arcari about the accessible parking
spaces
Questions on queuing and the impact on Route 73
Mr. Lanzavecchia explained that the service operation for this site does
not operate in the same fashion as other dealerships
Pick-up and delivery (valet service)
Most are scheduled appointments
Very few customers come in on their own
Ms. Arcari asked if the applicant has been in contact with NJDOT
Mr. Fabietti – Letter of No Interest should be obtained

Eric Snee – CME letter dated 5/13/2021

Environmental Impact Report has been submitted as requested
Applicant has agreed to submit Stormwater Maintenance Report
Existing basin will be utilized
As per Environmental Commission memo dated 5/14/2021 an
evaluation of the basin will be done and should meet current stormwater
requirements
Applicant agrees to evaluate and take all the necessary measures to
comply
Applicant has requested waivers for Cultural Resources Survey and Air
Quality Study – Mr. Snee has no objection
All outside agency approvals should be submitted
Phase I-Site Assessment – provide information about the hydrologic lifts
and would be under the new DEP regulations

Request any documentation from current owner of existing site to coordinate with Mr. Snee and prepare a site assessment report
Applicant agrees to test any soil taken off site and report to Mr. Snee
Historic information on the property has been requested
Mr. Fabietti – applicant is not the owner of the property, at this time has no other documentation/information – agrees to pursue and supply to Mr. Snee
Applicant agrees if anything is discovered at time of construction will report and will remediate as per DEP regulations

Applicant agrees that second entrance will be textured

Fire Marshal memos dated 5/6/2021 and 6/7/2021
Applicant agrees to comply

Board Member Carragher – concerned about the number of variances
Would like a sidewalk along Route 73

Board Member Lutner – related to the contaminates, is there any risk to the water?
Mr. Snee – it appears the applicant does a very good job of house keeping
Mr. Lanzavecchia – quarterly audits are done by an independent company

Public Comment – None

Chairperson Student asked if the glass on the proposed building was tinted
Mr. Lanzavecchia – at this time no information was given. At the other Burns facilities, a material was used on the inside of the glass for protection from the sun

Mr. Wieliczko asked Mr. Fabietti about the installation of sidewalks along Route 73
Mr. Fabietti said sidewalks would hinder the landscape plan

Mr. Fabietti thanked the Board and Staff and respectfully requested the approval of the application be one vote for all requested be taken

Mr. Wieliczko summarized application request:
Preliminary and Final Major Site Plan
D3 Variance
Numerous Bulk Variances
Waivers – except side walk
Applicant has agreed to recommendations and comments in Board Staff review letters
Including Fire Marshal memo and Environmental Commission memo

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Submission of landscape plan
Removal of soil to be tested
Any historic information from current owner to be supplied
Stormwater Maintenance Report

Motion to approve Z 21-11 – Thompson
Second – Lutner
Ayes: Thompson, Carragher, Lutner, Grantner, Paetzold, Student

Minutes from Previous Meeting – None

Memorialization of Resolutions - None

Public Comment – None

Board Comment – Mr. Wieliczko thanked everyone for taking the time for this special meeting

Next Scheduled Meetings: 6/21/2021, 7/19/2021 Reorganization

Meeting adjourned: 10:10 p.m.