

**TOWNSHIP OF EVESHAM
ZONING BOARD OF ADJUSTMENT**

**Minutes
7:00 P.M.**

Municipal Building

January 23, 2023

Call to Order

Meeting brought to order by Chairperson Carragher at 7:10 p.m.

Flag Salute

Statement of Conformance with Open Public Meetings Act

Chairperson Carragher 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 Planning Board meeting.

Roll Call

Present: Masson, Thompson, Wilmott, Ganju, Repsher, Lynn, Thomas, Carragher

Absent: Borstad, Grantner, Graterol

Staff: Darji, Rohan, Freedman, Wieliczko, Newton, Kinney

Continuation of Scheduled Matters

- 1. 931 Tuckerton Road** **Z22-11A**
Block 105, Lots 11 & 13
Cups & Cones Ice Cream
Application will be carried to the February 27, 2023 Zoning Board Meeting
As of this announcement no additional notice is needed

New Business

- 1. 301 Route 70 West** **Z22-29 (see ZB21-02)**
Block 21, Lot 101 (C-1/EVCO Zone)
Marlton UE, LLC
Applicant is seeking Final Major Site Plan to construct two new pad sites with variances
Preliminary Conditional approval with "D" & "C" variances – ZB21-02 approved on 10/18/2021 – Resolution 2021-ZB-24 memorialized 11/15/2021
Robert Baranowski – Attorney for Applicant
Colin Stirrat – Urban Edge – sworn
Ahmad Tamous – Engineer – sworn

Paul Going – Traffic Engineer – sworn

Michael Gokberk – Architect – sworn

Rakesh Darji – sworn

Rohan Tadas – sworn

Deputy Chief Scott Freedman – sworn

Exhibit A-1 – Areal of Site – dated 1-19-2023

Exhibit A-2 – Overall Site Plan – dated 4-18-2022

Exhibit A-3 – Site Layout Plan – dated 1-19-2023

Exhibit A-4 – Pad ‘B’ Building Floor Plan

Exhibit A-5 – Pad ‘B’ West & North Elevations

Exhibit A-6 – Pad ‘B’ East & South Elevations

Exhibit A-7 – Pad ‘B’ Signage Calculations

Exhibit A-8 – Pylon Sign

Mr. Baranowski gave an overall view of the application

Two pad sites – Pad A, 6,356 sq. ft. – to accommodate up to three tenants located just north of the Shake Shack & Honeygrow

Pad B, 10,800 sq. ft. – to accommodate up to four tenants located approximately the same area currently occupied by the Friendly’s restaurant which is to be demolished

Applicant seeking variances from Section 160-68.1G(6) for crosswalks

Section 160-75O and 160-75O(7) for signage

Applicant agrees to comply and address comments in ERI letter dated 1-16-2023 and will supply all documentation

Applicant agrees to comply with Fire Marshall memo dated 1-13-2023

Colin Stirrat – Urban Edge – Vice President of Development

At this time there are no tenants for Pad A

At this time there are two tenants for Pad B – 2 restaurants

(1) First Watch – Breakfast/Lunch – 7:00 a.m. – 2:30 p.m.

(2) CAVE – Lunch/Dinner – 11:00 a.m. – 10:00 p.m.

Applicant is working on remaining spaces

Hoping to have ready by early Spring 2024

Ahmad Tamous – Engineer

Referred to Exhibit A-1 – Areal of Site dated 1/19/2023

Submission is a refinement of the Preliminary approval

Pad Site ‘B’ – First Watch and CAVA are the end caps of the building, showing outside seating

Architecture will be similar to Shake Shack and Honeygrow

Sidewalks will be provided along front and side – with no sidewalks in environmentally sensitive areas

No additional Stormwater – site is fully paved – no change

Additional buffering and landscaping will be provided
Applicant will provide plan showing 9' x 18' parking spaces
Vice-Chair Thomas asked for clarification on parking spaces and requested that the parking spaces closest to ShopRite remain 10' x 18'
Applicant will provide construction schedule as required
Mr. Tamous agrees to work with Professional Staff
As for Electric Charging spaces – infrastructure will be ready – location is in question and will work with Professional Staff
LED lighting poles – will meet requirements
Applicant has submitted to NJDOT for access and sidewalk
Applicant will submit to Burlington County if approval is received

Paul Going – Traffic
Reported no negative impact on State Highway
Letter of No Interest from NJDOT has been received
Calculated increase of traffic is slight
Applicant will work with NJDOT for light timing coordination and will implement changes
Applicant is seeking permit from NJDOT for sidewalks
Traffic study provided to ERI is the same submitted to NJDOT
Applicant agrees to comments and recommendations in ERI letter dated 1-16-2023 and Fire Marshal memo dated 1-13-2023
Applicant will work with both ERI and Fire Marshal concerning truck turning template

Michael Gokberk – Architect
Materials used will be similar to existing center
Board Member Masson questioned the calculations of the proposed signage
Mr. Gokberk referenced proposed color rendering – CAVA & First Watch are end caps – relief was approved at Preliminary approval

Deputy Chief Scott Freedman – memo dated 1-13-2023
Applicant agrees to comply with comments and recommendations

Rakesh Darji – ERI – letter dated 1-16-2023
Applicant agrees to comply with comments and recommendations
Mr. Darji has been informed that the Bank of America has submitted permits for lighting changes
Mr. Darji would like to have the changes incorporated onto the lighting plans
Applicant agrees as a condition of approval to
(1) Any lighting to be installed is consistent with site lighting

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(1) Bank of America lighting will be documented and incorporated with plans

Relief for 10' to 9' parking spaces in shopping cart area

Additional landscaping will be installed

Signage relief is due to aesthetics – 3 sides of buildings

Rohan Tadas – ERI – letter dated 1-16-2023

Applicant agrees to comply with comments and recommendation

No further comments

Chair Carragher called for a break – 8:40 p.m.

Chair Carragher resumed meeting 8:55 p.m.

Board Member Thompson

Concerned about traffic – removal of Friendly's and adding more tenants

Removal of left hand turn from center aisle and traffic towards ShopRite

Mr. Going – trip generation is 20 in and 20 out at peak hours for the whole addition

This is an increase of 5%

Eliminates back up traffic coming from Route 70

Widening to 4 lanes and coordination of signal will help to improve getting out of center

Vice-Chair Thomas

This area is problematic at this time, there are a lot of questions on how this will work

Mr. Going – feels this concept of closing the left turn will work

Board Member Thompson

Where are deliveries made?

Mr. Baranowski – in rear of building

The circulation was approved at preliminary - Applicant has made changes that were part of that condition of approval

Mr. Wieliczko – conditions were in Preliminary Resolution, #25, #26 ad #28

Board Member Repsher

Could crosswalks be moved?

Mr. Going – yes

Board Member Repsher asked about timing on making a left coming in from Route 70

Mr. Going – queuing will remain the same – NJDOT will not allow change

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Board Member Masson

Concerned about traffic congestion – using Route 70 and making left turn into site and using exit and traffic light – concerned about the egress down by the Wine Works that is sometimes used as ingress

Mr. Tamous gave information that some parking spaces in front of ShopRite

Some at this time are 9 x 18 and some are 10 x 18 – not sure of the number – applicant as a condition of approval will have on plans

Chair Carragher – you are not sure of the number of the 9 x 18 spaces

Mr. Tamous – that is correct

Board Member Masson

Pylon sign has current tenants. Will pylon sign on Route 70 & Route 73 be the same

Mr. Baranowski – they will be consistent

Vice Chair Thomas

Would there be any benefit to make first drive isle on-way and would that help to eliminate some traffic problems?

Board Member Masson

Is there any information from our Police Department what the incident rates are?

Mr. Wieliczko – we do not have that information. This is an existing parking lot. Applicant was asked to submit a site circulation plan

Mr. Darji – this is an existing site, the problem is ShopRite

What should be considered are off setting issues, what is proposed that some of the traffic will be shared complimentary traffic

Board Member Masson – major concern is that while there is shared traffic it also generated pedestrian traffic

Mr. Darji – that is why we asked for the cross-walks

Mr. Wieliczko – would like counts 9 x 18 parking spaces and 10 x 18 parking spaces

Mr. Baranowski requested that the application be carried to the February 27, 2023 Zoning Board meeting to address information discussed at this meeting

Mr. Wieliczko announced that Application Z22-19 Marlton, UE, LLC will continue to the February 27, 2023 Zoning Board meeting. All information to be submitted within the required time. Applicant has waived all action dates

Mr. Wieliczko instructed the Board not to confer with each other on this matter

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Public Comment

Sandy Student, 6404 Baltimore Drive
Concerned about the signage and cross-walks
Feels it is overboard – ask to look at the Promenade as a reference
Appreciates the Board service

Minutes – December 19, 2022

Motion to approve – Thompson
Second – Masson
Ayes: Masson, Thompson, Ganju, Repsher, Thomas, Carragher

Resolutions

Motion to approve 2022-ZB-31 – Lipenta – Z22-22 - Thompson
Second – Repsher
Ayes: Masson, Thompson, Ganju, Repsher, Thomas, Carragher

Motion to approve 2022-ZB-32 – Toland – Z22-26 - Thompson
Second – Repsher
Ayes: Masson, Thompson, Ganju, Repsher, Thomas, Carragher

Motion to approve 2022-ZB-33 – Dispenza – Z22-27 - Thompson
Second – Masson
Ayes: Masson, Thompson, Ganju, Repsher, Thomas, Carragher

Motion to approve as amended 2022-ZB-34 – Judernatz – Repsher
Second – Thompson
Ayes: Masson, Thompson, Ganju, Repsher, Thomas, Carragher

Public Comment - None

Board Comment

Vice -Chair Thomas asked if the material for tonight's application should be kept for the next meeting – Board Secretary Newton agreed

Communication/Organization

Chairman Carragher welcomed new board member Mr. Lynn. Thanked Jenn Newton, Board Secretary for all her help and work, thanked Regina Kinney, Recording Secretary. Thanked the Board for all their comments on this evening's application

Next Meeting – February 27, 2023

Meeting Adjourned – 10:05 p.m.