

**TOWNSHIP OF EVESHAM
ZONING BOARD OF ADJUSTMENT**

Minutes

June 17, 2024

7:00 P.M.

Municipal Building

Call to Order

Meeting brought to order by Chair Thomas at 7:00 p.m.

Flag Salute

Statement of Conformance with Open Public Meetings Act

Chair Thomas 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: Grantner, Masson, Smith, Willmott, Ganju, Carragher, Thomas

Absent: Thompson, Graterol, Humphrey, Lynn

Staff: Wieliczko, McCarthy, Freedman, Dochney, Newton, Kinney

Continuation of Scheduled Matters:

- 1. 150 Route 70 East** **Z23-19**
Request from Applicant's Attorney to continue to July 15,, 2024
Applicant has satisfied – no additional notice needed
- 2. 293 Tomlinson Mill Road** **Z24-04**
Block 42, Lot 11.03, 11.04, 12 & 13 (RD-3 Zone)
Carried from 5-13-2024
Stuart Platt – Attorney for Applicant
Nick Fiorentini – sworn
Ryan McCarthy – sworn
Exhibit A-1 – 6 pages including floor plans, photos of house
Applicant is proposing the construction of an addition and porch
Second floor addition will be within the building envelope
Porch front yard setback will be 16.03' where 50' is require (existing non-conforming front yard setback is 26.03') – (existing non-conforming side yard setback of 4.84')
Porch will be used by family, especially for children to wait for school bus, this is a high traffic area
Impervious coverage will have a slight increase from 18.79% to 18.97%
No drainage problems

Not negative impact from neighbors
Will replace siding and new roof
Porch will wrap around to side of house
There were commercial vehicles previously on the site, Mr. Fiorentini stated vehicles have been removed – no commercial use will be conducted from this location
Simple landscaping is been considered

Ryan McCarthy – ERI – letter dated 4-1-2024-revised 5-6-2024
Applicant agrees to recommendations and comments
Asked that no encroachment to wetlands – Mr. Fiorentini agrees

Board Comment – None

Public Comment – None

Mr. Wieliczko summarized

Applicant is seeking bulk variance to construct a front porch with a setback of 26.03' where 50' is required

Existing non-conforming side yard setback of 4.84' where 50' is required

Minimal increase in existing non-conforming impervious coverage to 18.97% - 10% permitted

Motion to approve Z24-04 – Masson

Second – Thomas

Ayes: Grantner, Masson, Smith, Willmott, Ganju, Carragher, Thomas

3. CareOne at Evesham

Z23-15

Block 16, Lot 3 7 3.03 (C-1 Zone)

Carried from 5-13-2024

Beth Marlin, Attorney for Applicant

Joseph Straus, Executive Officer – sworn

Michael Fowler, Engineer –sworn

Michael Pomarico – Architect – sworn

Karl Pehnki – Traffic Engineer – sworn

Paul Phillips – Planner – sworn

Ryan McCarthy – sworn

Chris Dochney – sworn

Deputy Chief Freedman – sworn

Applicant is seeking Preliminary and Final Site Plan approval for a 3-story, 61,337 sq. ft. building

Mr. Fowler gave information on the history of this project dating back to 1998 through 2019

Some site work from the 2019 approval was done but construction was not completed
73 assisted living beds to be added
This building will be to the west side of property
Proposed trash area – new trash enclosures and landscaping
Proposing an 8' fence internally for safety of residents
Landscaping around base of building - evergreen along neighboring property – screening around generator
Lot 3.03 (Scooter's building) will be used for additional parking during construction
Some lighting will be relocated
Project will be done in 4 phases
(1) Temporary parking and entrance – relocated water main
(2) Temporary ADA parking – construct new spaces
(3) Building construction
(4) Complete improvements
Site circulation – main entrance out to Evesboro-Medford road will be opened at all times and use of Lot 3.03 (Scooter's site)
Emergency medical will be available at all times
3 EV- electrical spaces will be available on the south side of the property
Same underground stormwater facility
Applicant agrees to televised the condition of the existing stormwater facilities, including inlet, pipes and basin
CareOne to maintain stormwater facility
Applicant agrees to recommendations and conditions in ERI letter
Fire lanes will be located and refreshed with signage
Circulation is adequate for Fire Department

Michael Pomarico – Architect
Proposed building is designed to match existing building
Referred to architectural plans – first and second floor plans
Roof plan is purely aesthetic
Design is intended to be residential in nature
Exhibit A-1 – 4 photos of existing building
Same colors and materials will be used in new addition
Exhibit A-2 – color rendering of proposed elevations
Similar elevations as existing
Exhibit A -3 – construction phasing plan
Temporary entrance during construction was discussed
Fire Marshal's memo dated 4-11-2024 was addressed – fire suppression system will remain functional

Karl Pehnke, Traffic Engineer
Traffic Statement was submitted
Does not anticipate any changes in traffic on site
Agrees recommendations and comments in ERI letter
Has review ERI letter and will work with Professionals

Joseph Straus
There are no issues with drainage
Proposed addition will help to address the growing demand for Alzheimer's patients
Explained the facility and how the needs of the resident are met with the best care provided
Deliveries will be made with box trucks 2 to 3 times a week
Three loading spaces are used for short periods of time
Waste material pick-up every other week
10% of assisted living for Medicare Patients
Addressed affording housing obligation and will meet regulations

Paul Phillips – Planner
Reviewed negative and positive criteria
There is a demand for these services
No change and accesses
Will not over burden the site
A FAR variance will be required – existing 0.17, proposing 0.27 – 0.22 permitted in Zone
Listed D variances, bulk variances and design waiver requested
Positive benefits substantially outweigh the negative

Deputy Chief Scott Freedman memos dated 9-2023, 1-11-2024, 4-11-2024
Fire suppression system will be functional during construction
Wants notice of any shut downs during construction
Applicant agrees to Title 39 enforcement – needs to be amended for finished project
Paved/scratch coat of asphalt should be provided capable of handling a weight of 75,500 lbs. during construction
Asked for a cross access agreement for emergency vehicles only

9:20 p.m. - Chair Thomas called for a short recess

9:30 p.m. – Chair Thomas resumed meeting

Existing access road from Lot 3.03

Applicant agrees to submit access agreement if Lot 3.30 is sold

Ryan McCarthy – ERI – letter dated 5-1-2024

Questioned the number of employees per shifts

Applicant – 85 employees

Would like a written agreement for access between two lots – Lot 3 & 3.03

Asked the condition of Lot 3.03

Mr. Fowler – general clean-up, restripe parking spaces, striping walkway for temporary parking area and lighting

Stormwater – any facilities found inadequate will be repaired

State access permit for Route 70 is still valid – will obtain a Letter of No Interest

Chris Dochney – EME – letter dated 2-8-2024

Applicant agrees to recommendations and comments

Has addressed the Affordable Housing obligation

Board Comment

Board Member Masson asked about Lot 3.03 (Scooter's lot)

Looking on google map it appears there is parking on the grass of the property

Applicant – at this time it will remain the same. As a condition of approval No parking will be on the grass

Chair Thomas asked about the temporary parking, will it be for employees and construction?

Yes, and will be enforced

Chair Thomas asked about the 3 memory care beds that will be removed

Mr. Straus – all will available

Chair Thomas asked the meaning of FAR

Mr. Dochney – Floor Area Ratio is the % of lot that can be occupied

The proposed FAR is a minimal increase

Board Member Ganju – concerned about the safety of the patients during construction

Mr. Straus – current lobby will be relocated and does not expect any problems

Public Comment – None

Mr. Wieliczko summarized

Applicant asked the vote bifurcated

Applicant is seeking D1 variance – Expansion of Prior Approval, D4 variance – Floor Area Ratio

Motion to approve Z23-15 D-1 Use Variance – Expansion of Prior Approval – Grantner

Second – Smith

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Ayes: Grantner, Masson, Smith, Willmott, Ganju, Carragher, Thomas

Motion to approve Z23-15 D-4 Use Variance – Floor Area Ration – Smith
Second – Carragher

Ayes: Grantner, Masson, Smith, Willmott, Ganju, Carragher, Thomas

Motion to approve Z23-15 Amended Preliminary/Final Site Plan – Grantner
Second – Smith

Ayes: Grantner, Masson, Smith, Willmott, Ganju, Carragher, Thomas

Minutes 5-13-2024

Motion to approve as – Smith

Second – Carragher

Ayes: Grantner, Masson, Smith, Ganju, Carragher, Thomas

Minutes 5-13-2024

Motion to approve revised minutes – Grantner

Second – Thomas

Ayes: All in Favor

Resolutions:

Motion to approve 2024-ZB-04 Five Below, 730 Rt. 73S. – Z24-03 - Carragher

Second – Grantner

Ayes: Grantner, Masson, Smith, Ganju, Carragher, Thomas

Motion to approve with changes 2024-ZB-05 Bertino, FHG, Inc. – Z24-14A – Smith

Second – Masson

Ayes: Grantner, Masson, Smith, Ganju, Carragher, Thomas

Motion to approve 2024-ZB-06 Robert Oden –Z24-06 – Grantner

Second – Masson

Ayes: Grantner, Masson, Smith, Ganju, Carragher, Thomas

Motion to approve 2024-ZB-07 Kevin Lambrese – Z24-07 - Masson

Second – Carragher

Ayes: Grantner, Masson, Smith, Ganju, Carragher

Motion to approve 2024-ZB-08 Karen & Nick Juengert –Z24-08 – Smith

Second – Grantner

Ayes: Grantner, Masson, Smith, Ganju, Carragher, Thomas

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New Business - None

Public Comment - None

Board Comment - None

Communications/Organization - Next meeting July 15, 2024 – Re-Organization – Board Secretary Newton announced that in addition to Re-Organization there will be at least 4 applications

Meeting Adjourned 10:10 p.m.