

**TOWNSHIP OF EVESHAM  
Planning Board  
Minutes**

**16 July 2015**

**7:00 pm**

**Municipal Building**

**Call to Order**

Chairperson Marrone made the call to order at 7:05

**Flag Salute**

**Statement of Conformance with Open Public Meetings Act**

Secretary Kinney made the statement of conformance with the Open Public Meeting Act and the Municipal Land Use Legislation

**Roll Call**

**Present:** Marrone, McGoey, Parikh, Vassallo, DiEnna, Menichini, Foster, Zeuli

**Also Present:** Stuart A. Platt, Esquire; Leah Furey Bruder, Planner; Chris Rehmann, Engineer ARH; Stacy Arcari, PE ERI, Behram Turan, CME

**Absent:** Cortland, Marandolo, Student

Chairperson Marrone entertained a motion made by Mr. Parikh to observe a minute of silence for the four Marines killed earlier in Tennessee.

**Approval of Minutes:** June 15 ,2015

Motion to approve – Parikh

Second – McGoey

Ayes: McGoey, Menichini, Zeuli, Parikh, Foster, DiEnna

**Continuation of Scheduled Matters - None**

**Chairperson Marrone called for application**

**PB 14-21: Mi-Pro Homes – Major Subdivision - Preliminary**

Jeffrey Baron, Attorney for applicant presented the following:

Applicant proposes to develop site with 68 total units, 62 townhomes, and 6 condominiums interspersed which are all designated under COAH. There are 2.3 units per acre plus COAH.

Andrew Feranda, Michael Procacci, Joseph Mancini, experts for the applicant were sworn in.

**Exhibits Introduced:**

A.1.A Floor Plan of Townhome Unit

A.1.B Elevations for Townhouse Units.

A.1.C. Plans for Condominiums

A.1.D Elevation of Townhomes with garage door shown.  
A-2: Rendering of Site-Plan Submitted, Last Revision June 8<sup>th</sup>, 2015

Mr. Procacci

- Described townhome units and their general appearance
- Maintenance of Open Space Common Area/Units will be done through an association.
- No questions from Board or Professionals.

Mr. Mancini, PE

- Discussed site plan and the various locations in plan.
- Discussed details such as reserved parking, storm water sewers, and street lighting.
- Stated that they are in compliance with Township ordinance 160-5 and 160-19.
- They are in compliance in regards to Open Space and Wetlands.
- No questions from Board or Professionals.

Mr. Feranda, PE

- Performed a traffic study on October 9<sup>th</sup>, 2014
- Observed no excessive or abnormal traffic patterns.
- Recommended proposed signal improvements at intersection of Church Road and North Elmwood Road to better traffic conditions.
- No questions from Board or Professionals

#### Professional Comments

Ms. Leah Furey, Planner

- Referred to letter from July 14<sup>th</sup>, 2015
- All issues were addressed in letter, made known this is preliminary approval, everything can be addressed between now and final approval.
- Agreed with applicant on 100 Trees.
- Approval is okay at this time, other items will be worked out before final.

Mr. Parikh asked about compliance with parking and COAH units. Mr. Baron, Esq responded that the HOA will maintain grounds, including possible dog park.

Mr. Behram Turan

- Discussed cultural Resources Survey dated July 14<sup>th</sup>, 2015
- Applicant will address concerns raised in survey. No need for any further evaluation of pre-historic presence will need further evaluation of historic site.

Mr. Chris Rehmann, PE

- Report dated July 10<sup>th</sup>, 2015
- Asked about draining and grading regarding the site
- Coordinate with Board of Education regarding children

- No Parking Regulation, signs issued before first issue of occupancy. Applicant agreed to do this.
- Sidewalk concerns
- Grading/drainage issues; applicant will work with engineer to resolve all issues outstanding.

Chairwoman Marrone wants to make sure ditches and roadways are resolved to avoid any issues.

Ms. Stacy Arcari, PE

- Concerns about parking under ADA requirements
- Parking spaces should be available to residents within a reasonable distance in COAH units
  - Applicant is not adverse to this.

### **Public Comment**

Fred Stuffer, represented by Ted Rosenberg, Esq.

Paul Hayden, 519 North Elmwood Road

Richard Scott, 532 North Elmwood Road

Jane Gilfillan, 528 North Elmwood Road

Hinal Patel, 2 Clydsdale Court

Matthew Gruber, 9 Clydsdale Court

Brad Gilfillan, 528 North Elmwood Road

The concerns of the above residents were as follows:

- Complaints in regard to drainage. Previous owner filled drainage, causing problems and flooding conditions in neighbor's homes.
- Elevation of pond is higher than wetlands. Can increase level of water in that area and surrounding area in clay.
- Questions on cultural report regarding limestone presence indicated.
- Easement for making sewer available, connect additional three properties to sewer.
- Traffic issues and concerns
- Ditch across from N. Elmwood road has not been cleaned.
- Lights might be a distraction.
- No safety for bike routes
- Shifting the perimeter buffer south
- Request bottom be elevated to topography.
- Concerns about capacity of sewage treatment
- Size of buffer and size of trees to reduce property sight lines.
- Concerns about traffic and school bus stop
- Request of a formalized easement for storm water management.

End of Public Comment.

**Board Comment**

Mr. DiEnna asked about trees. Leah Furey stated that 100 trees was agreeable. Mr. DiEnna also asked to analyze the Testa Property when it operated as a business to analyze how many cars were present during that time.

End Board Comment.

Meeting took a quick recess.

PB 14-21:

Applicant will comply with all conditions listed by Solicitor:

Applicant agreed to comply to all comments made by planner, those delayed will be addressed at final.

Defer: Trees in dog park area and perimeter buffer

Deed restrictions that will encroach on other's property to not disturb

Applicant offered to compensate for 100 lost trees to be replanted in-kind, or payment

Applicant will abide by Affordable Housing Guidelines

Design waiver for road is 24 feet. Township will accept dedication of road as an easement

All reports were addressed and agreed too

Applicant will widen N. Elmwood Road and provide break

Motion to approve: Parikh

Second: Menichini

AYES: Marrone, McGoe, Parikh, Vassallo, DiEnna, Menichini, Foster, Zeuli

**Communications/Organization  
Resolutions**

Meeting adjourned at 10:15 pm

**NEXT MEETING: August 6, 2015**

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**Date Approved**

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**Regina Kinney, Board Secretary**

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**Allison Bittner, Recording Secretary**