

**TOWNSHIP OF EVESHAM  
Planning Board  
Minutes**

**6 August 2015**

**7:00 pm**

**Municipal Building**

**Call to Order**

Chairwoman Marrone made the call to order at 7:00 pm.

**Flag Salute**

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

Chairwoman Marrone made the statement of conformance with the Open Public Meeting Act and the Municipal Land Use Legislation

**Roll Call**

**Present:** Marrone, McGoey, Parikh, Zeuli, Marandolo, Vassallo, DiEnna, Student, Foster

**Also Present:** Cheryl Lynn Walter, Esquire; Leah Furey Bruder, Planner; Chris Rehmann, Engineer ARH; Stacy Arcari, PE ERI, Behram Turan, CME

**Absent:** Cortland, Menichini

**Approval of Minutes:** July 16, 2015

Motion to approve – Parikh

Second – Marrone

Ayes: Marrone, McGoey, Parikh, Vassallo, DiEnna, Foster, Zeuli

**Continuation of Scheduled Matters - None**

**Chairperson Marrone called for application**

**PB 14-16 SP Major Site Plan-Preliminary (C-1 Zoning District): Fieldstone Associates, LP**

Proposed is to develop the 20.5 acre site with a 264 residential units in seven buildings, 6000 square feet of commercials pace, a clubhouse, parking areas, and related improvements.

Jeffrey Baron, Attorney for Applicant

Arthur Corsini, Matthew Robinson, Nathan Mosley, Victor Barr, experts for the applicant were all sworn in.

**Exhibits Introduced:**

Exhibit A1: Map of all properties owned by Fieldstone

Exhibit A2: Site Plan dated July 30, 2015

Exhibit A3: Rendering of Lobby for each building unit

Exhibit A4: Six photos of renderings of the clubhouse

Exhibit A5: Five photographs of the interior of the homes

Exhibit A6: Rendering of Front Elevation of Building 1000 (Mixed-Use Building)

Exhibit A7: Rendering of the Front Elevations of Buildings 2000, 3000, 4000 and 5000

Exhibit A8: Rendering of Front Elevations of Buildings 6000 and 7000

Exhibit A9: Floor Plan of Buildings 2000, 3000, 4000, and 5000

Exhibit A10: Front Elevation of Proposed Clubhouse

Exhibit A11: Email correspondence with applicant regarding Response Action Outcome with DEP

Art Corsini

- Redeveloper of Marlton Gateway
- Discussed all properties owned by Fieldstone, and their location.
- Discussed the basic site plan of the application, the property sites and their buildings.
- Discussed the mixed-use building, the clubhouse, and the prices of the buildings.

Mr. Matthew Robinson

- Discussed traffic calming measures, parking requirements, trash enclosures
- Required to have 550 spaces; plan includes 559 spaces
- Open space with three parks for passive recreation
- Discussed storm water management and archeological study
  - Two areas will need further investigation

Mr. Nathan Mosely

- Traffic study conducted.
- Discussed meetings with Burlington County and State of New Jersey (Department of Transportation)
- Projects look acceptable with traffic patterns predicted. Does not believe the applicant will have to make significant improvements along Route 70.
- Looked at existing conditions and future predictions.
- Opinion is that it will be safe, efficient, and proficient with current New Jersey State Law. Two full movement driveways are the best option

Mr. Victor Barr

- Designated architect for project
- Discussed buildings and their renderings
- Will provide renderings of all buildings/sides at the time of Final Approval.

#### Professional Comments

Ms. Leah Furey, Planner

- Discussed Revised letter dated August 4<sup>th</sup>, 2015
- Letter calls out areas to address by applicant before final. Applicant agrees to work with staff and Township before final approval.
- Sidewalk is required at Evesboro-Medford Road. Doesn't agree with the idea that it is a "sidewalk to nowhere." Asks that applicant will get wetlands approval, and seek variance at Final if DEP prohibits this.

- Parking/Access: buffers are small. Condition of approval, will allow-cross access. Applicant states that they can agree to part of this, only on private roads (not ones owned by the Township). Jeff Baron states they will apply for Title 39.
- Architecture. Requests more details for final. Trust Mr. Barr's background in aesthetic of exterior of clubhouse. Asked if storage spaces are 300 cubic feet, applicant responded affirmatively. Requested that applicant work on landscaping and park.
- Pedestrian Amenities: textured crosswalks.
- Discussed valet trash service, Mr. Corsini responded.
- 26 affordable units; applicant will agree
- Signage: will wait until Final Approval. DOT will have to approve sign in right of way.

Mr. Behram Turan

- Cited letter dated July 20<sup>th</sup>, 2015
- Cultural Resource Survey: Level 2 Studies Reported
- Environmental Studies: Phase 1
  - Applicant needs to provide site sampling investigation. Applicant should look into impact in future of former use to determine safety. Applicant will speak with former owner and the DEP.
  - PW maintenance Site: will also need to be evaluated with its site history.

Mr. Chris Rehmann, PE

- Cited letter updated August 6thm 2015
- Concern with secured parking and handicapped spots.
- Enforcement of Title 39: signage to areas of "No Parking"
- Concerns about drainage, requests correction to piping system
- Re-grading of site ask for waiver.

Ms. Staci Arcari, PE Traffic Engineer

- Title 39: Agree that applicant needs to comply with this.
- Final approval needs County/DOT approvals before proceeding
- Queuing on site is acceptable
- No outstanding issues that cannot be resolved

Meeting was paused for a quick recess. Resumed at 8:46pm

#### Public Comment

Jack Lynn, 38 Mitchell Court

David Staiman, 43 Mitchell Court

Bill Hoffman, 94 Lowell Drive

John Browne, 30 Lowell Drive

The concerns of the residents were as follows:

- Questions about exit on Evesboro-Medford Road
- Requests a right hand turn only lane on Evesboro-Medford Road due to safety concerns

- Concerned about increased traffic on Route 70 and Evesboro-Medford Road
- Concerned about left-hand turns on Route 70
- Question regarding Building Unit 6 and the wooded area
- Questions about dispersion of Units 1, 2, 3 and how they will be dispersed throughout the property.

End of Public Comment

#### Board Comment

Ms. Vassallo asked clarification to Mr. Turan about Response Action Outcome and issue about two areas that did not reach standards by DEP. Mr. Turan clarified that these areas only exceeded standards marginally, and is not a concern with the applicant. Mr. Baron introduced and discussed Exhibit A11 to address these concerns.

Mr. Student asked if Mr. Corsini had experience with mixed-use areas. Mr. Corsini stated he had no experience with mixed-use in the same building, but has experience with mixed-use plans. Mr. Student followed up with questions if the bulk of the retail will be used by tenants or outside neighbors, Mr. Corsini responded with both. Mr. Student also mentioned to look at issue with the left-hand turn at Public Works facility.

PB 14-16

Applicant Agrees To:

Submit for preliminary major site plan approval

Waiver for grading

Comply with all outside agencies and professionals

Cross-Access easement at Lot 103 for Future

Request Title 39

Consolidate lots: condition of Approval

Motion to approve: Parikh

Second: Student

AYES: Marrone, McGoey, Parikh, Zeuli, Marandolo, Vassallo, Student, DiEnna, Foster

**Communications/Organization- None**

**Resolutions- None**

Meeting adjourned at 9:12 pm

**NEXT MEETING: August 20<sup>th</sup>, 2015**

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**Date Approved**

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**Regina Kinney, Board Secretary**

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**Allison Bittner, Recording Secretary**