

TOWNSHIP OF EVESHAM

Planning Board

Minutes

7:00 pm

3 September 2015

Municipal Building

Call to Order

Vice-Chairman McGoey made the call to order at 6:58 pm.

Flag Salute

Statement of Conformance with Open Public Meetings Act

Vice-Chairman McGoey made the statement of conformance with the Open Public Meeting Act and the Municipal Land Use Legislation

Roll Call

Present: McGoey, Zeuli, Student, DiEnna, Foster, Parikh

Also Present: Platt, Rehmann, Furey, Arcari, Turan, Kinney, Bittner, Jamanow

Absent: Marrone, Cortland, Menichini, Vassallo, Marandolo

Approval of Minutes: August 20th, 2015

Motion to approve – Parikh

Second – Zeuli

Ayes: McGoey, Zeuli, Parikh

Continuation of Scheduled Matters:None

Vice Chairman McGoey called for Application

PB 14-18SP Major Site Plan- Prel/Final- Minor Subdivision: Marlton MJ Associates

Proposed develop site on 42 East Main Street, Block 4.09, Lots 11, 12, and a portion of 13.

Proposes a three story mixed-used building that includes 24 residential units and 4,022 sq ft of commercial space along with 8 private garage spaces, surface parking and related amenities.

Jeffrey Baron, Attorney for Applicant

Robert Stout, Bob Cogan, Bob Meyer, and David Horner were all sworn in as Professionals for the Applicant.

Leah Furey, Chris Rehmann, Stacey Arcari, Berham Turan were all sworn in as Professionals for the Planning Board.

Exhibits Introduced:

A1: Architectural elevations of both commercial and residential areas

A2: Footprint of the building and site

A3: 2012 Aerial Photo of lot as it exists today

A4: Side Elevations (Commercial/Residential)

A5: Renderings of the 1st Floor Apartments

A6: 2 Samples of Unit Plans

A7: Garage layout and elevations

Overview of Application: Jeffrey Baron

- Property located at East Main and Cooper, known as the “Bank Site.”
- 36,345 Square Feet. 4,022 Commercial Space. 24 residential units with 8 private parking garages.
- Requesting Waiver for Archeological Report.

Mr. Bob Meyer

- Provided overview of the proposal of site.
- 2 Story elevation to maintain scale of look of Main Street.
- 24 Units (19 are 2 bedroom units, 5 are 1 bedroom units). Units will have their own storage area, washer/dryer, and upscale appliances
- Left hand side on the first floor will be retail space which continues on Cooper Road Side. There is no designated tenant for commercial space, but there have been some inquiries.
- Access to apartment is in rear of building. Relocated site of dumpsters for pedestrian access way.
- Application is consistent with redevelopment plan and look of Main Street.
- Mr. Foster asked about number of units per garage spaces. Mr. Meyer told him it is a new common practice, garage spaces will be given on a first come, first serve basis and those utilizing the service will pay more.
- Mr. DiEnna asked about bump outs for parking. Mr. Baron clarified and stated there are 3 parking spaces and they are within acceptable distance.

Mr. Robert Stout

- Discussed outside façade from a user/traffic standpoint.
- Maxed out number of parking spaces. Lot 13: C3 Zone meets all requirements for redevelopment.
- Ensures clear site lines and triangles. Met with both the Township staff and County. Parking spaces will be 9x18.
- Continued to discuss flow of traffic and aspects of parking on site in regards to safety.
- Lighting at the site will be 12 Foot Mount Ornamental. Applicant will change all lights on Main Street and Cooper to match.
- Discussed storm drainage on site. Meets all requirements.
- Cultural resource Survey: Waivers Requested on archeological sampling. Applicant will do Environmental study, but will not conduct cultural survey. Applicant states the site was built in the 1920s with a basement that goes down 17 feet. Most of the area has been disturbed by construction.
- Mr. McGoey asks about how residents/guests will be made aware of the one-way onto Main Street. Mr. Stout says there will be signage.
- Mr. Parikh asks about entrances between commercial and residential. Mr. Stout Clarifies.

- Mr. Parikh asks about utility locations on site. Mr. Stout responds that water/electric are inside, gas-meters are on the North-East corner of property and there will be plants to block.

Mr. David Horner

- Traffic Analysis; letter updated August 20th, 2015
- Current Level of Service is acceptable. There is no change in service in future predictions from Cooper to East Main.
- There is no level of service on Main Street as there is no stop control.
- Stated that there is a safe and efficient design when it comes to traffic.
- Bump out Spaces: there are no disruptions or problems in service.
- Mr. Student asked about stacking of vehicles. Mr. Horner responded that stacking is a rare occurrence and would be at a minimum.

Mr. Bob Cogan

- Discussed the overall architecture style and planning concepts
- Consistent with 2020 Vision Plan and Township Redevelopment Plan
- Showed styles of housing, color schemes used throughout.
- 1 Bedroom is 840-980 Square Feet; 2 Bedrooms 1090-2050 Square Foot
- Mr. Parikh asked about outdoor seating. Mr Cogan responded that there is the ability to do this, it is not available yet.
- Mr. DiEnna asked if there is enough space to accommodate plants and hide service equipment. Mr. Stout responded affirmatively.
- Mr. DiEnna asked if there can be anyway to change commercial and residential on the first floor if necessary. Mr. Meyer responded that they could do this, but any changes proposed will have to be approved by the Planning Board again.
- Mr. Student asked Mr. Meyer about market/demographics and rent for property.
 - Mr. Meyer stated that demographics range from empty nesters to young professionals. Smallest apartment at 840 sq feet will range from \$1300-\$1350. Largest apartment at 2,000 sq feet will be \$2,000 and up.

Professional Comments:

Ms. Leah Furey, Planner

- Cited letter dated August 27th.
- Discussed redevelopment plan, mixed-use benefits, on-street parking.
- Trees will be planted on the sidewalk. Evergreen tree on Lot B, wants to save this tree.
- Condition of approval to make parking lots connect.
- Approval for outdoor seating should be done with application instead of having to go back to community development.
- Plant shade trees along right of way.
- Condition of approval to compensate for tree removal of those that are there.

Mr. Berham Turan, Environmental Engineer

- Letter dated August 7th, 2015
- Citing response from Applicant from August 21st to CRS.

- Applicant agrees to Phase 1 Testing and will agree to DEP standards.
- Cultural Resource Survey: Professional Architect is not satisfied. Mr. Turan agrees with professional's assessment. No documentation has been provided by the applicant.
- Applicant disagrees with Mr. Turan. Mr. Barton cites that the building has existed since the 1920s and includes a basement which would negate any necessity to test area for archeological significance.
- Mr. Platt mentioned that there is a partial waiver requested. Board has to weigh opinions in both reports to determine whether or not the waiver should be accepted.
- Mr. Parikh asked Mr. Platt what he advises the board to do. Mr. Platt responds make the decision when voting on individual waivers.
- Mr. DiEnna asks Ms. Jamanow if she ever found anything of significance in her career. Ms. Jamanow responds that she has not.

Mr. Chris Rehmann PE

- Cited Review Letter dated September 1, 2015
- Mentioned draining in back of property: Mr. Stout stated this would be done.
- Mentioned design of handicapped access building.
- Detailed grading plan should be added to condition of approval. Mr. Stout agreed to this.

Ms. Stacey Arcari Traffic Engineer

- Initial letter from July 30, 2015. Updated letter from August 27th, 2015
- Met and spoke with developer, engineers and County to discuss issues.
- 30 mph is acceptable for on street parking. Signs will be placed to help the area.
- Install warning signs to inform motorists of parallel parking.
- Mentioned parking concerns on Cooper and how they can be alleviated.
- All major issues have been worked out, some minor adjustments.

Ms. Nancy Jamanow, Community Development Director

- Sworn in as an expert, and spoke on behalf of Fire Marshal, Carl Bittenbender
- Stated the curb needs to be flushed and remains where it is.

Public Comment:

None

Board Comment:

Mr. DiEnna asked if curb can take weight of emergency vehicles. Professionals responded that yes it can.

Mr. Parikh asked if street parking is reserved just for residents. Applicant responded that it is not specifically designated and anyone can use it.

PB 14-18SP:

- Applicant is seeking minor subdivision approval. Major preliminary and final site-plan approval.
- Variance for set-back. Waiver for Cultural Resource Survey.
- Applicant will maintain evergreen tree in regards to Lot 15 interconnection in the future.

- Application now includes outdoor seating area and will be approved by Director of Community Development.
- Applicant agrees to replace a large tree offsite or compensate in other ways.
- Applicant agreed to Environmental report in regards to testing phase 1.
- Applicant will provide detail of Flush Grading on Cooper and Main Streets.
- Applicant agrees to all items in ERI report and will include appropriate signage.
- Fire Marshal Review Memo has been satisfied.

Introduced: Parikh

Second: Student

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

Resolutions:

PB 14-21, Fieldstone Associates

Motion to Approve: Student

Second: Parikh

Ayes: Zeuli, Parikh, Student, Foster, McGoey

Motion to Adjourn made by Mr. Student, seconded by Mr.Parikh.

Adjourned at 9:03 pm

Next Meeting will be held on September 24th, 2015.