

TOWNSHIP OF EVESHAM

Planning Board

Minutes

24 September 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, Cortland, Zeuli, Vassallo, DiEnna, Foster

Also Present: Walter, Furey, Arcari, Darji, Turan, Kinney, Bittner, Jamanow

Absent: Parikh, Marandolo, Menichini, Student

Approval of Minutes: September 3rd, 2015

Motion to approve – Zeuli

Second – Foster

Ayes: Zeuli, DiEnna, Foster

Unfinished/New Business

Lazgor, LLC PB 14-17SP/PB 14-17 SPA Preliminary/Final Site Plan- Lincoln Drive

Rehabilitation Project Area

3001-5002 Lincoln Drive West, Block 1.10, Lot 4,5,7 & p/o 2&3 (C-1 Zone District)

Proposal includes demolition of six of the existing eight buildings and to develop site with three retail buildings including a 45,000 sq. ft. LA Fitness a 31,516 sq. ft. retail center that will include a AAA Auto Center and a 3,600 sq. ft. retail building with a drive through.

Richard J. Goldstein, Attorney for Applicant

Applicant Professionals (Sworn In): Peter Lazoropolos, Jay Kruse, Joseph Fischinger

Board Professionals (Sworn In): Furey, Arcari, Daji, Turan

Goldstein Overview

- Provided overview of application including site, waivers, and specifics.
- 574 parking spaces proposed.
- 2 free-standing signs on Route 73
- 2 monument signs on Lincoln Drive
- Sidewalks proposed on Lincoln Drive
- Mentions trash enclosures
- Conformance with redevelopment agreement from Township

Exhibits Introduced:

- Exhibit A1: Redevelopment agreement from the Evesham Township Council and conceptual plan approved by Township Council
- Exhibit A2: Aerial of Buildings
- Exhibit A3: Brick and stone materials used by applicant
- Exhibit A4: Colored elevation of proposed buildings

PB 14-17 SP Waivers/Variances

- Maximum Impervious Coverage: 80.14% proposed
- Drive Aisle Width: 24' Proposed
- Loading Zone: No Loading Zone for retail with drive thru
- Façade Sign Size: 213 SF Proposed
- Design waiver to permit quod-arm mounts

PB 14-17 SPA Waives/Variances:

- No Variances or Design Waivers Requested by applicant

Peter Lazoropolos Testimony

- Provided overview of application
- Explained why the applicant is asking for the requested variances.
 - Impervious Coverage
 - Driveways
 - Loading Space
 - Lighting
- There will be 3 service driveways that will remain.
- Discussed consolidation of Lots 4,5,7 and how each project will be financed and completed separately.
- Mentioned cross-access issues and avoiding any parking problems.
- Discussed look of project: trash enclosures, type of concrete and brick material that will be used, overview of architectural layout and design.

Jay Kruse Testimony

- Discussed involvement with project
- Discussed drainage issues/DEP regulations, grading, and traffic.
- Traffic Impact Study (September 18th): NJ DOT Application has been submitted and access plan has been approved by NJDOT
- Applicant will alleviate traffic concern during peak hours.

Leah Furey Testimony:

- Letter dated September 15th, 2015
- Need to address sign requirements. All signs are compliant except for ones that are requesting waiver.
- While signs are bigger, they will be appropriate to size of the building and be presentable.

Behram Turan Testimony

- Letter dated August 31st
- No air quality assessment report: applicant will comply

Rakesh Darji

- Letter dated September 18th
- Applicant will comply with necessary items so no additional comments

Stacey Arcari:

- Spoke to traffic engineer; work out issues presented.

Public Comment- None

Board Comment- None

Overview by Attorney:

- Conditions of approval:
 - Cross-access and parking easement between Lots 4,5,7
 - Deed restrictions for BMP for stormwater management basins on Lots 4&5
 - Applicants will attempt to obtain cross-access and cross-parking easements with Lot 6 if developed in future
 - Applicants will submit to Evesham Department of Community Development the details of all façade signs for commercial spaces along the retail frontages for review and/or approval.
 - Provide Board Secretary and Board Solicitor recorded copy of termination of cross access and parking easements and new cross-access easements between Lots 2,3, and 4.
 - Applicants should provide copy of documents that are necessary
- Nancy Jamanow, Director of Community Development
 - Requests that if any retail spaces should be a restaurant, it can be approved by the Department of Community Development to have outdoor seating. Approval for outdoor seating should be included in the application. Applicant agrees.

Approval to Adopt PB 14-17 SP for preliminary and final major site plan approval

Motion: Cortland

Second: McGoey

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

Approval to Adopt PB Application 14-17 SPA for preliminary and final major site plan approval

Motion: Cortland

Second: Foster

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

Communications/Organization

None

Resolutions

PB 14-18 SP: Marlton MJ Associates

Motion: McGoey

Second: DiEnna

Ayes: DiEnna, Zeuli, McGoey, Foster

Next Meeting

October 15th, 2015

October 22nd, 2015

Meeting Adjournment:

Motion: McGoey

Second: DiEnna

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

Meeting adjourned at 7:50 pm.