

TOWNSHIP OF EVESHAM

Planning Board

Minutes

7:00 pm

22 October 2015

Municipal Building

Call to Order

Vice-Chairman McGoey made the call to order at 7:15 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, Parikh, Menichini, Vassallo, Student, Foster, Brown

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

Absent: Marrone, Cortland, Zueli, Marandolo, DiEnna

Approval of Minutes: September 24th, 2015

Motion to approve – Foster

Second – Vassallo

Ayes: McGoey, Vassallo, Foster

Unfinished/New Business

Evesham Owner, LLC PB 14-25SP. The Shoppes at Renaissance Square and the Residences at Renaissance Square: Major Site Plan- Preliminary

101 Route 70 East and 27 & 33 N. Locust Ave.,

Block 27.02, Lots 1 & 2, Block 4.18, Lots 4&5

Tri-Town Redevelopment Project Area: Applicant proposes to demolish approx.. 94,000 sq ft. of existing retail space, to rehabilitate the remaining retail space and construct minor additions to the existing retail area, to construct two new restaurants, to construct a new retail building (with drive through), to construct 338 apartments in five buildings, and associated site improvements and amenities.

Timothy M. Prime, Attorney for Applicant

Applicant Professionals Sworn In by Stuart Platt, Esq: Chirag V. Thakkar, David H. Horner,

David J. Minno, David Nicholson, Jason Tronco

Board Professionals Sworn In by Stuart Platt Esq: Rehmann, Furey, Turan, Arcari

Exhibits Introduced:

- Exhibit A1: Existing Conditions Aerial Plan
- Exhibit A2: Site Plan Rendering- Color rendering of proposed Site Plan

- Exhibit A3: Cover Sheet- Renaissance Square Land Development Set
- Exhibit A4: Overall Site Plan (detailed)
- Exhibit A5: Phasing Plan
- Exhibit A6: Site Plan: CS-102
- Exhibit A7: Site Plan: CS-103
- Exhibit A8: Vehicle Circulation and Pavement Plan- CP 101
- Exhibit A9: Existing Building: Façade Renovation Concept Design Elevations
- Exhibit A10: Existing Building: Façade Renovation Concept Design Elevation and Rendering
- Exhibit A11: Existing Building: Façade Renovation Concept Design Elevation and Rendering
- Exhibit A12: Proposed Retail A and Coffee Building: Façade Renovation Concept Design elevation
- Exhibit A13: Proposed Aerial View- Overall Site
- Exhibit A14: Manor Building- Ground and Second Floor Plan
- Exhibit A15: Manor Building- Third and Fourth Floor Plan
- Exhibit A16: Manor Building- Concept Perspective View
- Exhibit A17: Manor Building Elevations (Black & White)
- Exhibit A18: Manor Building Elevations (Black & White)
- Exhibit A19: Typical Manor Building Units
- Exhibit A20: Floor Plans for Residential Apartment building
- Exhibit A21: Concept Elevations- Apartment Building (Color)
- Exhibit A22: Concept Elevations- Apartment Building (Black & White)
- Exhibit A23: Typical Apartment Building Unit
- Exhibit A24: Site Plan Rendering- Color rendering of the proposed Site Plan
- Exhibit A25: Site Plan Rendering- Pool area, sidewalk, and free standing signs
- Exhibit A26: Small material board for outside of residential/commercial properties
- Exhibit A27: Large material board for various aspects of buildings.

*possibly put in about overview by attorney and variances that applicant is requesting**

Applicant Professional Testimony:

Chirag Thakkar, PE

- Gives qualifications.
- Introduces overall site plan and phasing plan of proposed project.
- Describes proposed plan of both residential and commercial spaces.
 - Access drive that services commercial spaces for building.
 - TD Bank stays on site, Burger King will be removed.
 - 338 Apartments; 950 Parking Spaces proposed
- Overviews phasing plan and which buildings will be constructed.
- Applicant will comply with Fire Marshal letter.
- Discusses storm water facilities both proposed and current. Applicant has complied with state standards. Area will be brought up to current standards.

- Discusses waiver requests for environmental site analysis and cultural resource survey. States since area has been developed, no real need to perform these tasks.

David Nicholson, Commercial Architect

- Gives qualifications.
- Largest building on site will be demolished. Remainder of buildings will be re-done and fixed.
- Discusses façade design, elevations, materials that will be used.
- Introduces and discusses Exhibits A9-A13 in more detail. Also introduces Exhibit A26.
- Application meets 30% rule of glazing for redevelopment plan.
- Mr. Student asks about materials. Mr. Nicholson responds.

David Minno, Residential Architect

- Gives qualifications.
- Introduces Exhibit A14-A19: The Manor Building
 - 158 apartment units in Manor Building.
 - 18 COAH Units in Manor Building (out of 34 total COAH units)
 - Basement in center for storage access with elevator access.
 - Covered shed area for bike storage.
 - Describes all aspects of manor building including materials, and plans.
- Describes possible tenants being catered to young professionals and empty nesters.
- Layout of Apartment Buildings:
 - 171- 1 Bedroom
 - 133- 2 Bedroom
 - COAH: Meets Obligation. Spread out through site.
 - 20%- 1 Bedroom (7 Units)
 - 60%- 2 Bedroom (20 Units)
 - 20%- 1 Bedroom (7 Units)
 - All units are handicapped accessible.
- States that applicant will comply with Fire Marshal Letter in regards to sprinkler systems.
- Mr. Student asks if all 3 bedroom apartments are COAH Units. Applicant responds yes. Also asks about kids- applicant responds that they do not expect many children to live there.

Jason Tronco, Landscape Architect

- Gives qualifications.
- Describes plants that will be used (trees and shrubs).
- Describes that many mature, existing trees have been saved along Route 70 and Plymouth.
- Describes water feature that will be located at property, walkways and various pavement. Community will have interconnected pathways and sidewalks.
- Discusses park on property and various signage.
- Discusses shade trees and shrub material over at Southern Buffer.
- 250 Shade Trees proposed. Details what specific types of trees will be used.
- Route 70 Right of Way needs DOT approval for Site.

- Mayor Brown mentions that DOT has given verbal approval, but will have final say. Also mentions that if DOT decides to expand Route 70, the applicant will have to accept the loss. Applicant understands this issue.

David Horner, Traffic Engineer

- Gives Qualifications.
- July 2nd, 2015: Date of Traffic Study
- Proposed plan generates less traffic on daily basis than what site could be currently.
- AM traffic will be increased due to residential facilities, but still less impact than other peak hours.
- Access only point onto Locust.
- Number of access points, layout, etc; allow individuals to enter and exit safely and efficiently.
- State Highway Access: sent a letter of no interest to the State; will expect a reply soon
- Crosswalk on Locust: will meet with Township Traffic Engineer
- Will limit hours of deliveries between 7am to 10pm as to not disturb residents.

Mr. Prime mentions that the applicant has retained a professional to respond to the Environmental aspects of the project. The testimony for the applicant is concluded.

Planning Board Professional Testimony:

Leah Furey, Planner

- Letter from October 19th, 2015; updated October 22nd, 2015
- Requests that applicant work through concerns before final approval is submitted. Applicant agrees.
- States that landscape plans will be looked at based on phases.
- In regards to signage, although none is proposed tonight, the applicant should submit sign package at time for final approval.
- Applicant agrees to all comments.

Behram Turan, Environmental Engineer

- Letter from September 22nd, 2015
- No issue on Environmental Impact Report and waiver with Cultural Resource Survey
- Mentions the LSRP must update phase 1 report and address certain four areas of concerns. Three of these concerns stem from the old K-Mart building and underground storage tanks. The other concern regards the old dry cleaning business. LSRP should contain resolutions to open ended items.
- Applicant will discuss this further to get items resolved.
 - Ms. Vassallo asks for clarification on LSRP. Mr. Turan and Applicant answer.

Stacey Arcari, Traffic Engineer

- Letter from October 19th, 2015
- Concerns about queuing: applicant addresses concern.
- Concerns about site distance, states this can be worked out as different phases come in.

- Applicant complies with ordinance for parking.
- Mentions that traffic study is based on industry standards. Compares the property to what it would be if it were developed and active.
- Locust and Main Street: County approval granted.
- Route 70: State waiting on approval.
- Asked the Police Department to look at Locust/Plymouth to make sure parking restrictions are okay.
- Satisfied with applicant.

Chris Rehhman, Engineer

- Letter from October 19th, 2015 and memo from October 20th, 2015
- Discusses drainage on site and stormwater drainage system. There should be residential improvement standards for drainage.
- Discusses engineering of drainage areas and pertinent issues that need to be resolved.
- Applicant states they will comply with the items listed in Mr. Rehhman's October 20th memo.

Public Comment

The following members of the public came up and spoke during the public comment portion.

- James Philipp 26 Plymouth Drive, Matthew Downing 4 Abington, Edward Dimond 113 Thornwood Drive, Rosemary Bernardi 10 Halifax Court
- Summary of Public Comments:
 - Trash enclosures and their location
 - Stormwater Management System details
 - Hours of deliveries permitted on site and truck access
 - Height of buildings
 - Traffic concerns and issues (speeding, bus stops, cut through access, traffic light)
 - Containment of site and potential asbestos.
 - Sewer Systems
- Public questions were answered by Applicant Witnesses and/or Planning Board Professionals

Board Comment

- Mayor Brown asks about concerns with people cutting through developments and queuing on highway. Applicant states that there is no real benefit to cutting through Locust, so it is unlikely it will occur except for local riders. Applicant clarifies in regards to queuing and stacking of cars.
- Ms. Vassallo asks about clarification regarding traffic study. Witness for Applicant clarifies.
- Mr. Menichini asks if Locust is the entrance and exit to the property. Applicant responds affirmatively. Asks if there will be a problem turning left on Locust- applicant says that there might be times where this is difficult.
- Mr. Student asks if access to TD Bank on Plymouth will remain. Applicant responds affirmatively.

- Mr. Parikh asks about status of Plaza 70. Mayor Brown clarifies that the end goal is to line up the entrances of Plaza 70 and this project so that crosswalks can be connected.

Overview by Attorney:

- Applicant is requesting conditional major-only site plan approval for 338 apartments
- Demolition and construction of new space discussed
- No variances requested
- No signage approval
- 2 Submission Waivers:
 - Waive Environmental Impact Study and Cultural Resource Survey
- Applicant complies with redevelopment plan and agreement.
- All professional comments will be deferred until tenants are known, and before applicant seeks final approval. Attorney mentions this is a very standard and preferred method of planning.
- Retain the LSRP to deal with all environmental issues.
- No construction or site clearing activities at all. Demolition is only thing that will occur and will need DEP approval first.
- Title 39 authority will be applied.
- Hours of delivery will be 7am to 10pm (Monday through Saturday) and 12pm-10pm (Sunday).

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

Motion: Student

Second: Parikh

Ayes: McGoey, Parikh, Menichini, Vassallo, Student, Foster, Brown

Communications/Organization

None

Resolutions

PB 14-17 SP

Motion: McGoey

Second: Foster

Ayes: McGoey, Foster, Vassallo

PB 14-17 SPA

Motion: Vassallo

Second: Foster

Ayes: McGoey, Foster, Vassallo

Next Meeting

November 5th, 2015

November 12th, 2015

Meeting Adjournment:

Motion: McGoey

Ayes: All Members

Meeting Adjourned at 9:41 pm