

TOWNSHIP OF EVESHAM
Planning Board

Minutes

7:00 pm

05 November 2015

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, McGoe, Parikh, Cortland, Zeuli, Menichini, Vassallo, DiEnna, Foster

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

Absent: Marandolo, Student, Brown

Unfinished/New Business:

1. Givnish Real Estate, LLC. PB 15-03. Major Site Plan Preliminary/Final Approval. 398 East Main Street., Block 28, Lot 5 (C-2 Zone District). Applicant proposes an 8,404 sq. ft. 1-story funeral home. Timothy Prime, Attorney for Applicant.

Applicant Professionals Sworn in: Thomas Givnish (Owner), Evan Hill (Civil Engineer)

Board Professionals Sworn in: Leah Furey (Planner), Chris Rehmann (Civil Engineer), Stacey Arcari (Traffic Engineer), Berham Turan (Environmental Engineer)

Exhibits Introduced:

A1: Colored rendering of site, board of materials located on back

A2: Site Plan dated September 18, 2015; revised October 22, 2015

A3: Expanded version of Exhibit A2

A4: Photographs of local area funeral homes and their respective parking lots.

Overview of Application by Attorney:

Applicant is proposing to open a funeral home in Evesham on 398 E. Main Street. Location proposed is on Block 28, Lot 5; property before jughandle on Willowbend Road. Area is a C-2 Zoned Area: Funeral Home fits this designation. The proposed funeral home will schedule services only a few times per week, and hours of operation will not be during peak times.

Variances Requested:

- 88 parking spaces are required: Proposed Plans has 76 parking spaces. Applicant states if funeral calls for more parking, it will be moved to another location.

- Plan proposes a 24 ft. wide aisle, where 25 ft aisle is required. Applicant says this is done to distance home from private property.
- Sign Variances: Applicant is requesting two where one is required.
 - One monument sign
 - One sign on building representing logo of applicant.

Applicant Professional Testimony

Evan Hill, Civil Engineer

- Gives qualifications, is accepted by the Board as a witness.
- Introduces drawings for proposed Funeral Home.
- Applicant will comply with buffer requirements on East/West side of property. Will also add to buffer as well.
- Application has been discussed with County, comments are as follows:
 - Propose one driveway instead of multiple
 - Right-hand-only turn out on road.
 - Will assume responsibility to widen road/shoulder
 - County will remove two trees in front of property to accommodate site distance.
- Application proposes storm water detention basin towards edge of property.
- 2 way driveway for entrance and exit; parking located at rear or side.
- Landscaping Design:
 - Describes types of trees and shrubs that will be planted.
 - Buffers/screening to property along east/west sides.
 - Planner for Township has requested 62 additional trees. Applicant proposes a payment in lieu of, since property cannot hold 62 more trees.
 - Leah discusses with applicant about tree requirements. Decides that applicant will plant 10-12 additional trees and will provide payment for 12 trees.
- Lighting Plans:
 - Applicant has revised lighting design to be more decorate.
 - Recessed lighting is proposed under canopy and will be placed on timer for residential properties.
 - Façade sign: 2 ½ feet tall by 25 ft. long. (approx. 50-55 sq. ft)
 - Will request variance for size.
 - Design is consistent with residential style.
- Maximum Impervious Coverage:
 - Applicant has calculated storm-water in impervious coverage it is still under the percentage required.
- Applicant has agreed to issues surrounding signage, traffic, trash enclosures, and medical waste stored inside building.
- Applicant states that there will be right/left hand turns permitted into the site. Right hand turn will only be allowed when exiting the site.
- Fire Hydrant will be installed at property in regards to letter from Fire Marshal.

Thomas Givnish, Owner

- Gives background of profession as a Funeral Home Director.

- Discusses parking and how it relates to operations of a funeral. States that the parking proposed on site is adequate compared to other funeral homes.
- Funeral will be moved if it appears that parking will not be adequate: nature of the person who passed away. Hours can also be extended if a large crowd is expected to appear.
 - Mr. Platt states that it is hard to quantify this with a resolution.
- Discusses how funeral is conducted in regards to parking. Certain factors will diminish number of cars as well as the presence of a funeral procession. In a normal funeral, it is rare for 76 parking spots to be filled.

Applicant has presented all witnesses. It is now turned over to the Planning Board professionals.

Board Professional Testimony

Leah Furey, Planner

- Letter dated November 2nd, 2015
- Most items in letter have already been addressed by the applicant.
- Applicant agrees to put in a crosswalk.
- Requests that applicant details the look of the trash enclosure, ensure it includes masonry.
- States that request for signage is minor, recommends that it is approved. The applicant will need a variance for the size of the sign, this too is reasonable.

Behram Turan, Environmental Engineer

- Letter dated November 2nd, 2015
- States that request for waiver for Cultural Resources Survey is okay.
- Phase 1 testing in regards to pesticide use needs to be addressed. Applicant agrees to do this it has not been done yet.
- States that the applicant cannot put in fill, unless the soil is clean.
- Applicant agrees to all environmental aspects.

Chris Rehmann, Engineer

- Letter dated November 3rd, 2015
- Concerned with stormwater basin in neighboring properties. Requests that inlet be installed to prevent excess water from going into neighboring properties.
- Satisfied with remainder of application.

Staci Arcari, Traffic Engineer

- No issue with 24 ft drive.
- Worked with Applicant Engineer and thinks all remaining issues can be worked out.

Public Comment- None

Board Comment:

- Mr. Cortland asks about trees on property and whether or not they can be saved. Mr. Platt answered that it is a county recommendation to take them down as they are a traffic hazard.
- Mr. Cortland asks if the basin is required to be dry at all times. Mr. Rehmann responds that they are more concerned about the control of the water flow. The applicant responds the basin is designed to be dry.
- Mr. Cortland asks about medical waste. Applicant responds accordingly.
- Mr. Cortland asks about cremation. Applicant states that NJ Law prevents funeral homes from providing cremation services. All cremation is done off site.

No further board comment.

Overview by Attorney:

- Applicant is seeking preliminary and final major site plan.
- Variances Requested:
 - Parking. Allow 76 spaces instead of 88 which is required.
 - Drive aisle width will be 24 ft as opposed to 25 ft.
 - Request two signs to be installed.
 - Façade sign will be 50 sq. ft where 20 is required.
- Applicant has agreed to comments from the Board Professional and the Fire Marshal.
 - 12 additional trees will be planted on-site. Applicant will make contribution of 12 additional trees.
 - Applicant agrees to install recessed/decorative lighting that is downward facing.
 - Applicant agrees to relocate inlet to detention basin and install low flow barriers.

Motion to Approve PB 15-03

Motion: Parikh

Second: Menichini

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

Application is approved. Meeting takes a brief recess at 8pm. Resumes at 8:02pm.

2. Ordinance No. 27-10-2015. Ordinance to amend Chapter 94: Land Use Regulations

- Ms. Furey gives summary of the ordinance that is proposed by Township Council. The ordinance will make it clearer of expectations for applicants in regards to a Cultural Resource Survey. Applicants will only have to conduct the Cultural Resource Survey if it is required by authorities (ie. DEP, other state agencies, etc).
- Mr. Platt states that this ordinance is consistent with other towns.
- Discussion ensues.
- Board agrees that there should be criteria that the applicant must provide to show that there is no need for a Cultural Resource Survey. Mr. Turan will provide the data for the applicant to identify.
- Board refers ordinance back to council: agrees with the concept, just want some fine tuning.

Next Meeting:

November 12th, 2015

December 3rd, 2015

Motion to Adjourn:

Motion: DiEnna

Second: Cortland

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

Meeting is adjourned at 8:16pm.