

**TOWNSHIP OF EVESHAM**  
**Planning Board**

**Minutes**

**12 November 2015**

**7:00 pm**

**Municipal Building**

**Call to Order**

Chairwoman Marrone made the call to order at 7:06 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, Cortland, DiEnna

**Also Present:** Walter, Rehmann, Furey, Arcari, Kinney, Bittner

**Absent:** Zeuli, Marandolo, Menichini, Vassallo, Student, Foster, Brown

**Minutes: October 22<sup>nd</sup>, 2015**

Motion: Parikh

Second: McGoey

Ayes: McGoey, Parikh

**Unfinished/New Business:**

1. Marlton 73 Restaurant, LLC. PB 15-09. Minor Subdivision  
200 Route 73, Block 20, Lot 1.01, (C-1/EVCO Zone District)  
Applicant seeks approval to subdivide the property into two lots, one lot to include an existing Chick-Fil-A restaurant and the other lot to include a new restaurant with parking and associated improvements.  
Jeffrey I. Baron, Attorney for Applicant

Applicant Professionals Sworn in by Cheryl Walter, Esq: Peter Lazaropolos, Chris Kolovos  
Board Professionals Sworn In by Stuart Platt Esq: Rehmann, Furey, Arcari

**Exhibits Introduced:**

A1: Colored version of site plan dated 9/9/15

**Chris Kolovos, Testimony**

- Owner of the property.
- Gives overview of background of businesses located on the property.
- Discusses vision of overall site in the future.

**Peter Lazaropolos**

- Gives background of qualifications and credentials: is accepted witness by board.

- Project wants to divide current lot into two separate lots. Currently, two businesses operate on one lot, with a “lease line” separating the two properties.
- Applicant is requesting a waiver for lot deviation located on Chick-Fil-A site. This would avoid applicant seeking Corporate Approval, and the waiver request is not a detriment to operations.
- As property is fully developed, proposal will reduce impervious coverage.
- Applicant wishes to create more business that mirrors the success of Chick Fil-A.
- Application poses no detriment to the Master Plan of Evesham Township.
- Location of businesses are located on Route 73: a commercial corridor.
- Applicant proposes no change for Chick-Fil-A, however there may be changes to the old Corollo’s Site.

Applicant ends presentation.

Leah Furey, Planner

- No report for applicant, as it is fairly simple. Refers to Mr. Rehmann for further discussion.

Chris Rehmann, Engineer

- Discusses cross easement access for parking between both lots, and the respective maintenance issues splitting the lot could pose.
- States that no construction permit should be issued until proof has been given to the board that the necessary easements are recorded.
- Has no other issues with the application, would recommend that the board approve it.

No traffic report was submitted due to nature of the application.

Public Comment: None

Board Comment:

Mr. Cortland asks about the subdivision and various ordinances. Discussion ensues.

Mr. McGoey asks about Baker Boulevard entrance and the possibly maintenance/cross-access agreement. Mr. Baron responds that parking can occur on either side, but maintenance falls on the Marlton 73 side.

Cheryl Walters Overview:

- Board can either Deny or Approve application
- Applicant is requesting a Minor Subdivision
  - Variance of lot deviation of 7 inches
  - Waiver for EIS

Motion to Approve PB 15-09

Motion: Mr. Parikh

Second: Mr. Cortland

Ayes: Marrone, McGoey, Parikh, Cortland, DiEnna

Application is approved.

2. 3000 Lincoln LLC, PB 15-12, Minor Site Plan- Change of Use  
3000 Lincoln Drive East. Block 2.02, Lot 1 (IP Zone District)  
Applicant proposes to renovate an existing office space for a Veteran's Affairs Clinic.  
Richard Roy, Attorney for Applicant

Applicant Professionals Sworn in by Cheryl Walter, Esq: John Skeparnias

Applicant is seeking a minor site plan to renovate an existing office space. Applicant is seeking two variances, one variance on parking to allow 219 spaces, and another variance permitting trash enclosures to be 10 ft away as opposed to 15 ft. The proposed use of the site will be for a medial office, which is permitted under current zoning for site.

#### John Skparnias Testimony

- One of the owners of the applicant (Emory Hill), current managing partner of 3000 Lincoln LLC.
- Proposed site will have 12,000 sq. ft of medical office to assist Veterans.
- Applicant is okay with recommendations made by board professionals.
- Applicant states that parking is adequate for use of the building.
- Discusses trash enclosures, they will be enclosed with proper screening and/or landscaping.
- Discusses details regarding medical facility
  - Hours of Operation
  - Services Provided
  - Expected Number of Patients
  - Number of Doctors on staff
  - Various services that will be provided on the premises.

Applicant ends testimony.

#### **Professional Comments:**

##### Leah Furey, Planner

- Letter dated November 9<sup>th</sup>, 2015
- Notes that masonry is the recommended material for trash enclosures in the area in which the site is proposed. Fencing is adequate for the back, but would like the applicant to use masonry and/or any appropriate landscape screening.
- Asks applicant about possible signage.
  - Applicant states that there will be a sign on the door. If any additional signs are needed, they will come back to obtain approval.

##### Chris Rehmann, Engineer

- Asks Applicant to show the placement of the Handicapped ramps. Requests that the grading of the ramps meet the necessary requirements.

##### Stacey Arcari, Traffic Engineer

- Discusses parking requirements and the parking variance requested.

- Applicant must have 11 ADA spaces due to nature of facilities. Applicant currently has 10 ADA spaces reserved.
- Applicant will comply with ADA requirements and thus ask for a parking variance for 218 spaces.

Board Professional testimony ends.

Public Comment: None.

Board Comment:

- Cheryl Walters, Esq clarifies various aspects of the application to clarify.
- Attorney for applicant asks that zoning process be done on an expedited basis.
  - Ms. Walters responds that it is not up to the Planning Board, it is up to the Department of Community Development.
- Mr. Parikh asks about parking. Discussion ensues.
- Mr. Cortland asks about various medical procedures that would be performed there and medical waste. Applicant responds accordingly.
- Ms. Marrone asks to see what services will be offered. Applicant says they will provide a list from Veterans Affairs.
- End of Board Comment.

Attorney Overview:

- Applicant requests a “Change of Use” for the function of the facilities
- Applicant requests two variances: one for parking and trash enclosures
- Veterans Affairs employees will park in the rear of the lot, and ADA spaces will be marked accordingly.
- The applicant will provide a list of resources and services that will be provided.

Motion to Approve PB 15-12

Motion: Parikh

Second: McGoey

Ayes: Marrone, McGoey, Parikh, Cortland, DiEnna

3. Ordinance No. 30-12-2015  
An Ordinance to Amend Chapter 94 Land Use Regulations Checklists
4. Ordinance No. 31-12-2015  
An Ordinance to Amend Chapter 62 Subdivision and Site Plan Design Standards

Discussion ensues on both Ordinances to recommend to Township Council to adopt.

Motion to approve Ordinance 30-12-2015

Motion: Cortland

Second: Parikh

Ayes: Marrone, McGoey, Parikh, Cortland, DiEnna

Motion to approve Ordinance 31-12-2015

Motion: Cortland

Second: Parikh

Ayes: Marrone, McGoey, Parikh, Cortland, DiEnna

Public Comment- None

**Communications/Organization:**

Ms. Kinney announced that Ms. Leah Furey will now be working for Evesham Township as the Deputy Director of Community Development. She will remain in her role as Township Planner. We are excited to welcome her to the Evesham Family.

**Meeting Adjournment:**

Motion: Cortland

Second: DiEnna

Ayes: All

Meeting adjourned at 8:26 pm