

TOWNSHIP OF EVESHAM

Planning Board

Minutes

7:00 pm

03 December 2015

Municipal Building

Call to Order

Vice Chairman McGoey made the call to order at 7:02 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: Vassallo, Zeuli, McGoey, Cortland, Foster, DiEnna, Menichini*

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

Absent: Marrone, Parikh, Marandolo, Student, Foster, Brown

*Mr. Menichini arrived at 7:20 pm

Minutes: November 5th, 2015

Motion: Cortland

Second: DiEnna

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

Unfinished/New Business:

- 1. Resolution to re-appoint Leah Furey as the Township Planning Board Planner, in her new role with Evesham Township.**

Motion: DiEnna

Second: Cortland:

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

- 2. Elmwood Holdings, LLC. PB 00-06A3. Amended Preliminary & Final Major Site Plan. Elmwood Village Office Center.**

Route 70 & Elmwood Rd., Block 19.02, Lot 3 (C-1 Zone District). Applicant proposes to amend Preliminary Site Plan approval 3/2008 to alter the configuration of the access road off of N. Elmwood Rd., to add a 13,140 sq. ft. building, relocate a detention basin, and alter the parking layout.

Rhonda R. Feld, Attorney for Applicant

Attorney Overview of Application:

- Original approval for site was granted in 2001 for a 7 building office park located on Lot 3, with approximately 90,000 sq. ft of space.
- Received approval again in 2007: Applicant acquired lot 6, received approval for 8th building, and consolidated lots 6 and lot 3.

- Appeared before the Planning Board again in 2008: increased square footage of site to 100,700 sq. ft.
- Requests the following approval from the Planning Board:
 - Change access road off of N.Elmwood Rd.
 - Relocate detention basin to correspond with design of Building “H” and design of area.
 - Relocate parking spaces.

Witnesses Sworn in by Mr. Platt:

- Ed. Brady, Engineer
- Gerry Pontillo, Owner
- Rich McGuire, Engineer

Exhibits:

A1: Overall Site Plan: Elmwood Village Office Center. Dated 05-2013.

A2: Overall Site Plan: Elmwood Village Office Center. Dated 10-2015. (Proposed)

A3: Grading Plan for Elmwood Village Office Center. Revised 09-2015.

Applicant Testimony:

Ed Brady, Engineer:

- Gives qualifications, is accepted as a witness by the Planning Board.
- Discusses various aspects of the proposed plan:
 - Reduce reliance on N. Elmwood Road as entrance to site.
 - Provide additional parking in back where current basin is. Building B currently needs more spaces for tenants.
 - Reduce amount of impervious coverage.
 - Building H Construction.
 - Wetlands delineation: proposed changes include minor modifications to buffer. Applicant received approval from DEP (12-2-15).
 - Requests variance for grading.
 - Requests variance for drive aisle on lot 5.
 - Applicant is amendable to suggestions made by Board Traffic Engineer in regards to driveways and parking.
 - Plan proposes three locations for trash enclosures, in accordance with Township plan. All three enclosures will be spread out.
 - Ms. Furey asks how large enclosures will be. Applicant states that this is yet to be determined. Ms. Furey and applicant will work together.

Richard McGuire, Engineer:

- Gives qualifications, is accepted as a witness by the Planning Board.
- Applicant is requesting 2 variances:
 - Set-Back of Building H
 - Purpose is to interconnect spaces to function as a singular office park.
 - No negative impacts
 - 15 Ft. parking lot buffer/drive aisle

- The number of spaces in loading area has not changed, but it's location has.
- Mr. Cortland asks if the applicant seeks to increase the size of the building. Applicant responds affirmatively.
- Ms. Furey comments that there is no issue with the variances.

Applicant ends testimony.

Planning Board Professional Testimony

Leah Furey, Planner

- Letter dated November 24th, 2015
- Ms. Furey asks applicant to explain any disagreements they might have with her letter.
- Asks applicant about architecture of new building and proposed height. Applicant states there is no architecture plan submitted, but the look will be that of the surrounding buildings.
- Applicant is agreeable to landscaping comments outlined in Ms. Furey's letter.
- Applicant agrees to extend sidewalk on North Elmwood Road to Building H.
- Applicant agrees to comments regarding size and location of trash enclosures.
- Applicant states there are no plans for signage.

Stacey Arcari, Traffic Engineer

- Letter dated November 25th, 2015
- Applicant proposes 512 spaces, where only 413 are required. Applicant is will over the necessary parking requirements.
- Requests that applicant create a plan to show ADA routes and parking are on plan. Applicant engineer agrees to this.
- Requests that applicant fix curb and sidewalk that have been damaged. Will do a walk-through with the applicant to locate problem areas.
- Requests applicant update signs and striping.
- Discusses loading spaces, their respective size, location, and types of deliveries that will be made. Applicant gives testimony.
- Department of Transportation provided letter that stated proposed building creates no significant impact.
- Trip generation study proposes little increase in traffic, no significant impact.
- Recommends waiver for Air Quality Analysis study due to insignificant impact on traffic.
- Mr. Cortland asks about Fire Marshal Letter
 - Fire Marshal Letter dated October 8, 2015 states no change to site plan.

Chris Rehmann, Engineer

- Letter dated December 2nd, 2015
- Notes that site safety will be an issue.
- Asks applicant to include lighting patterns along Building E.
- Asks applicant about driveway, and its access from the detention basin.

- Discusses issues with detention basin. Suggests applicant put fencing around the area to deter people from the basin.
 - Applicant states there is no proposal for fencing around the basins due to aesthetics, design, and maintenance.
 - Discussion ensues about basin and appropriate fencing.
 - Jerome Pontillo, Owner
 - Discusses experience he has had with site.
 - Original plan called for a fountain, but proposed safety issue, so applicant focused on dry basins.
 - Applicant will do a better job at maintaining basin in the future. No incident in 15 years.
 - Mr. Rehmann is satisfied with answer.

Public Comment- None

Board Comment-

- Mr. Dienna asks to Mr. Rehmann if this the board is still concerned with grading changes or elevation issues regarding the basin. Mr. Rehmann responds that the board is satisfied with the applicant's answer.
- Mr. Platt asks Ms. Arcari to put on record the reconfiguration of drive aisles. Ms. Arcari does no.

Attorney Summary

- Applicant proposes to amend a preliminary/final site plan.
- Increase size of building to 13,000 square feet.
- Applicant requests 2 variances regarding to side-yard, and permitter/buffer parking.
- Applicant requests change in location of the main access driveway.
- Applicant proposes to relocate basin near Building H, and relocate parking in lot.
- Applicant agrees with comments in Ms. Furey's letter. Applicant will provide location, size and details regarding trash enclosures. No open dumpsters on site.
- Applicant agrees to all comments from ERI. Will convert parking space in front of Building H for deliveries.
- Applicant will work with traffic engineer to work out drive-aisles.
- Applicant agrees to all stormwater comments.
- Applicant will not place fence around basin, but will maintain the dry basin properly. This causes no liability on behalf of the planning board.

Ms. Kinney asks if Mr. Menichini can vote. Mr. Platt says that he cannot, due to missing some testimony.

Motion to Approve PB 00-06A3

Motion: Mr. Foster

Second: Mr. Zeuli

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

Resolutions

PB 14-25 SP:

Motion: Menichini

Second: Foster

Ayes: Menichini, Vassallo, Foster, McGoey

PB 15-03

Motion: Cortland

Second: Menichini

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

Change to Resolution: Mr. Turan's evaluation- agricultural pesticides were provided by applicant for testing.

PB 15-09

Motion: Cortland

Second: DiEnna

Ayes: Cortland, DiEnna, McGoey

PB 15-12

Motion: DiEnna

Second: Cortland

Ayes: DiEnna, Cortland, McGoey

No meeting on December 17th.

Meeting Adjourned at 8:20 pm.