

**TOWNSHIP OF EVESHAM  
PLANNING BOARD  
MINUTES**

**19 February 2015**

**7:00 P.M.**

**Municipal Building**

**Call to Order**

Chairman Parikh called the meeting to order at 7:04 PM.

**Flag Salute**

**Statement of Conformance with Open Public Meetings Act**

Chairman Parikh made the statement of conformance with the Open Public Meeting Act and the Municipal Land Use Legislation.

**Roll Call**

**Present:** Jay Parikh, Chairperson, Paul Cortland, Councilman Steve Zeuli, Ed Hoffman, Jerry Menichini, Ila Vassallo, Jeffrey Foster, Robert DiEnna

**Also Present:** CherylLynn Walters, Esquire; Leah Furey Bruder, Planner; Chris Rehmann, Engineer; Rakesh Darji, Traffic; and Behram Turan, Environmental Consultant

**Absent** Brown, Marrone, Student, Marandolo

**Approval of Minutes: 18 December 2014**

Cortland made motion to approve minutes of 12/18/2014 meeting, seconded by Hoffman

**Ayes:** Parikh, Cortland, Zeuli, Hoffman, Menichini, Vassallo, Foster, DiEnna

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**A. UNFINISHED/NEW BUSINESS**

**1. Chris & Alice Bradley PB 14-04 2-23-14**

**Major Subdivision – Prel/Final – Waiver of Dev. Standards**

2260 Old Marlton Pike, Block 31, Lot 5 (RG-1 Zone District)

Applicant proposes to subdivide the 10.91 acre property to create total of three lots, two new residential lots and one to remain agricultural.

Patrick McAndrew, Attorney for Applicant

Mike E. Avila, PE, PP

Attorney for the applicant showed exhibits of the site, he advised there were older reviews of the site (1990 and 1994) which were reviewed by the Pinelands Commission.

Mr. Avila also stated all prior buffers were approved

CME Associates, Letter dated February 19, 2015, from Behram Turan, PE Director of Environmental Services was discussed.

The Planning Board Environmental Consultant, Behram Turan of CME, advised the resident that an environmental impact study should be done on the land so that before any development begins, the assessment of any pesticide levels could be determined. He noted that the land has been farmed since the 1930's.

Both the Environmental Impact Report and the Phase 1 Environmental Assessment requirements waiver requests are not acceptable. The attorney for the applicant was addressed by the Planning Board attorney as follows:

Under the present ordinance, CherylLynn Walters, Esquire of Platt & Riso, P.C., suggested there is no leeway for the Board to issue an environmental waiver and informed applicant's attorney and the Board of same.

Board voted to carry the applicants to a future meeting on March 19, 2015.

Motion made by Zeuli and seconded by Cortland.

AYES: Parikh, DiEnna, Hoffman, Menichini, Vassallo, Foster

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**Liebman Wellness Center**

**PB 14-24**

**Minor Site Plan-Exhibit A2**

100 Old Marlton Pike, Block 22.10, Lot 29 (C-1/EVCO Zone District)

Applicant proposes to demolish an existing garage structure and to construct a 900 square foot addition on the north side of the main building.

Jeffrey Baron, Attorney for Applicant, Jesse Liebman, Owner

Joseph A. Mancini, PE Tri-State Engineering and Surveying

Rodney French, Sunrooms and Conservatories by Total

Mr. Baron explained the nature of the business at the site in full, including traffic flow, hours of business, number of rooms, two floors and the dimensions of same, site drainage, and parking plans, etc. See Exhibit A and Exhibit A2

Mr. Mancini discussed traffic, car spaces and elimination of some parking, and putting in a dumpster in an area where it is not a detriment. He will meet with Chris Rehmann on site to hammer out details.

Mr. French described the type of siding the new addition or conservatory will be composed of. i.e. Earth tone siding, traditional clapboard, "prodigy solid core" exterior, concrete footings, he agreed that structurally it will be State of the Art. The room will have sealed glass inside and out, ductless air etc. The applicant agreed there would be no use of ornate exterior valances whatsoever, without Board approval.

CME, Letter dated January 30, 2015, Behram Turan, PE

The proposed waiver of the Environmental Impact Report is acceptable as the site is developed and the pavement and concrete will not be expanded.

The Phase I Environmental Assessment Requirements may be waived and is acceptable because the proposed addition mainly will be at the existing garage area.

Letter from ARH dated November 17, 2014 was reviewed by  
Chris Rehmann, Planning Board Engineer

He has offered 'Conditional Approval' for the addition to the Wellness Center, however, site lighting and site drainage have to be addressed. He will make an appointment with the applicant's engineer to walk the site, and determine a workable site plan and an estimate of the proposed work for Bonding purposes. Mr. Rehmann also noted that a point of handicap access to the building must be established near or adjacent to a handicap parking space.

Mr. Rehmann would like an assessment by Leah Furey Bruder, Board Planner and Rakesh Darji, Board Traffic Engineer for their review and concurrence.

Letter from Environmental Resolutions, Inc. dated November 10, 2014, Traffic, Review by Rakesh Darji, PE, PP addressed the need for  
ADA parking spaces , exit signs installed for emergency use only, one parallel parking space will be available, the sign in the rear of building should be removed and a sidewalk or 'contribution' was discussed and applicant's attorney noted that an expiration date for same will be addressed in the future.

Letter from Bach Associates dated January 20, 2015  
reviewed by Leah Furey Bruder.

Ms. Bruder suggested that this site has development issues that overlap with the developers of Olga's and that the Chiropractor should communicate with same. The spirit of the EVCO is met.

The area is definitely in need of rehabilitation and that all parties should follow the points and charts outlined in her letter.

### **Public Comment**

Fred W. Jurash, CPA who has property adjacent to the site, was sworn in and voiced his concerns and provided pictures about drainage problems from the Wellness Center. It was agreed upon by the applicant's attorney that a 6" curb will be built to divide the property and offset potential drainage problems. Mr. Jurash and the Engineers will meet at the site, at a future date, to determine how to best implement the curb. Possibly to determine if it should extend from the western property line from the right of way to the end of the property.

Leibman Submission waiver granted  
Motion made by Cortland and seconded by Zeuli  
AYES: Parikh, DiEnna, Hoffman, Menichini, Vassallo, Foster

Motion to approve PB14-24 with applicable conditions and variances  
As discussed:  
Motion made by Cortland and seconded by Menichini  
AYES: Parikh, DiEnna, Zeuli, Hoffman, Vassallo, Foster

Leah Furey Bruder's memo dated February 18, 2015 regarding the below ordinances was discussed.

**Ordinance No. 3-3-2015**

Modifying the Moderate Density Residential Overlay Zone (160-63.1) to encourage on site production of the required affordable housing set aside.

Currently the MDR overlay zone requires a 10% affordable housing set aside, but allows the option for developers to negotiate a payment in lieu of on site construction. This revision will provide that Single family developments will pay the 1.5% mandatory development fee and townhouse developments will provide 10% affordable housing set aside on-site.

~~On site affordable housing vs. Developers may be able to pay the COAH fee to the Township's Affordable Housing Trust Fund.~~

~~Attached /Townhouse units must include a 10% affordable housing set aside and they must be built on-site.~~

Motion to adopt by Cortland and seconded by Hoffman  
AYES: Parikh, DiEnna, Zeuli, Hoffman, Menichini, Vassallo, Cortland, Foster

**Ordinance No. 5-3-2015**                      **PB 14-16A**

Establishing a zoning classification for property accepted for annexation by the Township, and declaring the property to be an area in need of redevelopment.

Leah Furey Bruder, PP, AICP, Bach Associates, Letter dated February 18, 2015  
It was recommended to classify the zoning as C-1, commercial zoning district, and the parcel of land would be designated as an area in need of redevelopment in accordance with the requirements of the NJ local development and housing law.

Ms. Bruder will revise the zoning map.

Motion to adopt Ordinance by Cortland, Seconded by Hoffman,

AYES: Parikh, Hoffman, Menichini, Vassallo, Cortland, Foster  
Abstained: DiEnna, Zeuli

Meeting adjourned at 9:46 p.m.  
NEXT MEETING: March 5, 2015

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Approved by Board

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Regina Kinney, Secretary

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Loretta Horton, Recording Secretary