

**TOWNSHIP OF EVESHAM
PLANNING BOARD
MINUTES**

12 March 2015

7:00 P.M.

Municipal Building

Call to Order Chairman Parikh called the meeting to order at 7:02 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, Dominick Marandolo, Jerry Menichini, Councilman Steve Zeuli, Ila Vassallo, Jeffrey Foster, Sandy Student, Robert DiEnna, Deputy Mayor, Regina Kinney, Loretta Horton

Also Present Nancy Jamanow, PE, CME, PP Director of Evesham Community Development
Eric Riso, Esquire, Platt & Riso

Absent Randy Brown, Mayor, Ed Hoffman, Paul Cortland, Alicia Marrone

Continuation of Scheduled Matters

None

Approval of Minutes

Minutes of 2/19/2015 approved as corrected.

Motion to approve minutes February 19, 2015 by Zeuli and seconded by DiEnna.

AYES Zeuli, Menichini, Vassallo, Foster, DiEnna, Parikh

A. UNFINISHED/NEW BUSINESS

1. P & ML GP, LLC

PB 15-01

Minor Site Plan – Temporary Trailers

3 East Stow Rd., Block 2.05, Lot 11 (IP Zone District)

Applicant is proposing 2 temporary trailers for classroom use at the property

E. Allan Mack, Attorney for Applicant

Walter Meremiamin, Director of Learning and Development

Ms. Jamanow was sworn in by Mr. Riso.

Ms. Jamanow advised waivers were recommended for this simple application.

Low impact, minor site plan, showing location of trailers in rear of property, Stow Road.

In this case we recommend waivers for environmental reports and traffic reports as insignificant reports. Ms. Jamanow recommends waivers from the norms as written in the checklist. Her letter dated 2/26/2015, with her comments for consideration, regard this application as complete.

Attorney for Applicant and the Director of Learning and Development explained the (two) 54' x 14' trailers will hold computer classes up to 2 years. The training will be for employees of the company from different sites, to train on the software system. Approximately 400 students overall. 1 or 2 weeks per month, they will stay at the ALOFT hotel and be brought to the site in a shuttle.

No parking needed as such.

Loading dock at the proposed site is not even used. It has its own level concrete pad. Other docks are used and have access for loading, including a third ramp.

Ms. Jamanow suggested that the applicant is anxious and an **At risk** permit can be issued, avoiding a month's delay due to adopting the resolution. Trailers can be on site much sooner, and if there are any issues they can be rectified later.

No sanitary facilities in trailers, they will use main facility. Handicap accessibility will be addressed with construction official. Fully air conditioned.

Public Comment

None

Board Comment

None

Motion to approve application and the AT RISK Permit by Student, seconded by Zeuli.

AYES Marandolo, Menichini, Vassallo, Zeuli, Student, Parikh, DiEnna.

2. Ordinance No. 8-3-2015

An Ordinance Amending Ordinance 31-9-2014, Which Adopted a Redevelopment Plan For Certain Properties Known As 42 & 52 East Main Street (Block 4.09, Lots 11, 12, & 15) And To Include Part of Lot 13

Nancy Jamanow advised the Board that some plans need to be tweaked. These will not have negative impacts on the plans for redevelopment. Consistency in the parking requirements need to be consistent in the Village.

Ordinance will rectify any problems:

Required parking ratio is 1.2 spaces for 1 bdrm, 1.7 spaces for 2 bdrms
Garages –Provided standards for accessory structures. 5 foot setback for one story accessory structures.

Increased permitted impervious coverage 88 to 90%

Provides for a deed restriction that will enable vehicular connection between this site and the Harvest House site.

Included the recreation contribution of \$175 per unit.

Altered the affordable housing requirement so that rather than on site affordable or a payment in lieu, the project must pay a 2.5% development fee to the affordable housing trust fund.

Included an 1,800 s.f. portion of the adjacent lot on Cooper in the Redevelopment Plan, (lot is in the rehab area) so that the redeveloper may purchase the rectangle of land, and aggregate it with the bank property to create more space for parking.

Anticipate a three story, mixed use building; 24 apartments and 4,000 s.f. of retail/commercial space on first floor.

Bank building coming in first, Harvest House may be developed.

Affordable housing fee permitted, rather than MDR zone requiring affordable housing on site.

Jamanow and Furey Bruder recommends adoption so redeveloper can come forward with fully conforming plan.

Was passed by Council on first reading.

Municipal Land Use Law requires the Planning Board to review, if approved, it will go back to Council for adoption.

Public Comment

None

Board Comment

Student advised he is thrilled with the plan for Marlton Village. It was 1 of 5 areas according to the residents, that needed remediation to beautify Marlton; and it is more amazing to see this accomplished despite the economic downturns. Mr. DiEnna advised that as a prototype town development, he would advise the Board to look into Naperville Illinois which he visited. Mr. Parikh advised Colombia, Maryland is nicely mixed as well. Mr. Zeuli found Robbinsville NJ as an up and coming area which is coming alive. He also indicated that parking in Princeton is an issue, but the people come anyway. These towns are like hamlet houses not hubs of commerce, you need a critical mass of people to walk, but starting with a residential component is the way to begin.

Mr. Student added to the overall discussion that our school district is down 973 children and that Marlton can accommodate the growth.

The following issues were brought up by Parikh, Menichini and DiEnna:

Ms. Jamanow advised that they are under consideration:

Traveling from Route 73 to Main Street

On-street parking will be available, Cooper parking and Fire Department parking
Garages- count as spaces.

Architecture will be taken into account, COAH conformance as well.

Signage, green development, and incorporating sustainability will be encouraged.

Handouts from Ila Vassallo regarding the environmental concerns will be supplied to Ms. Jamanow.

Communications/Organizations

Resolutions

PB14-18A

Resolution of approval recommending to Council the adoption of Ordinance 8-3-2015

Motion by Student, seconded by Marandolo

AYES Menichini, Vassallo, Student, Marandolo, Foster, Parikh

Motion to adopt resolution PB14-18A

Motion by Student, seconded Menichini

AYES Menichini, Vassallo, Student, Marandolo, Foster, Parikh

PB14-24 Liebman Wellness Center

Motion by Zeuli, seconded by Vassallo.

AYES Zeuli, Vassallo, Menichini, Foster, Parikh

Brief update by Jamanow:

2 meetings per month for Planning Board

3 redevelopment items coming up:

Aristone

Marlton South on Maple (10 S. Maple)

NW quadrant on Lincoln Drive - (Rehab) near Rizzeris go North

Council will consider the developers, concept plans, exciting changes
i.e. apartments, retail, 10% set asides for COAH, fees for COAH and total commercial projects

for example AAA travel center etc. as projects move forward the **Planning Board** will be very busy.

Adjournment 7:48 PM

NEXT MEETING: March 19, 2015

Approved by Board

Regina Kinney, Secretary

Loretta Horton, Recording Secretary