

**TOWNSHIP OF EVESHAM**

**Planning Board**

**Minutes**

**7:00 pm**

**November 3 2016**

**Municipal Building**

**Call to Order**

Chairwoman Marrone made the call to order at 7:05pm

**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, Parikh, Cortland, Zeuli, Menichini, Vassallo, Student, Foster

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

**Absent:** McGoey, DiEnna, Dariji, Turan

**Meeting Minutes**

**October 20<sup>th</sup>, 2016**

Motion: Student

Second: Parikh

Ayes: Parikh, Zeuli, Vassallo, Cortland, Student

**CONTINUATION OF SCHEDULED MATTERS**

**A. Unfinished/New Business**

**1. Merl Holdings III, LLC. PB 14-01A. Amended Final Site Plan Approval.**

931 Route 73 South, Block 36, Lots 4.02 (C-1 Zone District)

Applicant proposes amending prior site plan approval received in 2014 at the northern and southern ends of the building to accommodate new retail frontage and parking along the north side of the existing building a new building access and walkways on the south side.

*Timothy M. Prime, Attorney for Applicant*

**Witnesses for Applicant**

- Albert Taus
- Irv Czyer
- Ashley Bergeran, Tim Weaver
- Chris Szalay, Engineer
- James Kyle, Planner

**Exhibits for Applicant**

A1: Overall aerial photo with site plan highlighted.

A2: Existing conditions of the current site.

A3: Proposed North façade renovations

A4: Proposed South façade renovations

A5: Additional renovations to accommodate new tenant.

### **Applicant Testimony**

#### *Timothy Prime, Overview*

- Application is regarding the Galleria at Evesham shopping center. Applicant is seeking an amended site plan approval. Site is located at Route 73 and Sunbird Drive intersection.
- Applicant is seeking a parking egress easement. Reason is to modify existing architecture of the site, and allow for a new tenant to modify both exterior and interior of site. Current shopping center is not designed for the current retail market.
- Applicant is seeking variances regarding parking spaces. The applicant will increase the number of parking spaces available; however it will still be lower than the ordinance.
- Applicant is also seeking a variance on impervious coverage, as they will be adding more sidewalk space.
- Applicant has reviewed all board professional reports and comply with their comments.

#### Albert Taus Testimony:

- Gives qualifications, is accepted as an expert in architecture. He has testified in front of Planning Board previously.
- Orients Board members to the building and look of the current site.
- Applicant is seeking to match elevations of the building on both the North and South sides of the site.
- Propose to build symmetrical elevations. Applicant will remove all engineered elements currently at the South side of the building.

#### Irv Czyer, Testimony:

- Discusses building, states that it is very long, and not very wide which is not conducive to many businesses.
- Applicant wants to finish the façade on the public side of the building. Applicant wants to make the back of the building look like the front.
- Discusses raising the grade of the parking area to create a normal store front at the back of the site. This will also eliminate stairs accessing the rear parking area and the back of the site.
- Discusses lease with tenant. Currently working on a lease with a bike store. Proposed tenant will be a Dialysis Center. Krongolds and Toppers Salon will be staying at the site.
- New tenant will bring new customers and bring life to the South side of the building.
- Mr. Prime discusses the signs that are requested, signs will be located above both entrances at the Dialysis center. Sign size will be approximately 80 sq. ft.
- Ms. Marrone asks how people will access the South side of the building? Mr. Prime says the engineer will answer when he testifies.
- Mr. Parikh asks is the applicant is creating entrances on the South side of the property. Mr. Prime responds that yes they are going to building an entrance, sidewalks, and a canopy.

#### Ashley Beregan, Tim Weaver Testimony

- Representatives from the dialysis center.

- Hours of dialysis center are in shifts. Each shift is approximately 4 hours long.
  - Shift #1: 5-5:30am begins
  - Shift #2: 9-9:30 begins
  - Shift #3: 1:30-2pm begins.
- 18 patients will be at each shift.
- Center will be staffed with 2 nurses, 6 technicians, a clinic manager, and clinic secretary. 10 employees will be present. Doctors will also be on site as well.
- Office space will use general trash (office type) receptacles.
- Ms. Arcari asks about shifts. Applicant states that only 18 patients will be on site at once. The shifts do not overlap.
- Mr. Prime notes that the shifts occur during off hours and are good for other tenants.
- Deliveries for site will occur three times per week.

Chris Szalay, Engineer Testimony:

- Gives qualifications as an expert in the field of civil engineering. Is accepted by the board as an expert in his field.
- Discusses the grading of the ADA access of the building. The grading will be relatively flat. 5 ADA spaces will be provided by the applicant. There will be an ambulance service to the site.
- No specific or designated parking for the Kindey center.
- Landscaping plan will conform to what was asked for by the Township Planner. Applicant will provide 12 planters along the building façade.
- Slight increase in impervious coverage. There will be no impact of the storm water basin to other properties.

James Kyle, Planner Testimony:

- Accepted as an expert by the board; has testified in front of them before.
- Plans to review variances on site plan, ordinances, site, etc.
- Applicant proposes 214 parking spaces, where 218 were available before.
- 77.6% of impervious coverage is proposed. Diminishes current amount of impervious coverage at site, no storm water issues.
- Describes site, tenants, and explains why the variances should be granted by the board.
- Discusses the number pf parking stalls and the hardship that exists to comply. Applicant could not accommodate extra spaces due to the lack of viable space at the site.
- Discusses signs and explains purpose.
- Applicant will add planters to the site that will add significant landscaping.
  - Mr. Wieliczko discusses the width between the planting islands to go from 10 ft. to 5 ft evergreen trees. Applicant agrees.
  - Ms. Furey Bruder discusses shade trees on the planting islands. Applicant will comply.
- Applicant will comply with ordinance on the signage.

*Applicant ends formal testimony.*

**Board Professional Testimony**

Leah Furey Bruder, Planner

- Review letter dated October 28<sup>th</sup>, 2016
- Applicant is in good shape.
- Discusses façade renovation on the North side near the Outback and Carrabbas, to make it look more like retail frontage. This will increase the impervious coverage.
- Applicant has agreed to all the comments.

Chris Rehmann, Engineer

- South side of the building has no grading. Notes that the 9ft sidewalks are draining towards the parking lot. Asks applicant that they make sure the trees are taken out and that they will put grades on the application.
- Discusses connection between North Side lot to the Outback/Carrabbas site. Lot will be raised 2 ft in order to remove steps. Mr. Rehmann asks applicant to ensure pedestrian way that can have an insignificant grade to help handicapped people.

Stacey Arcari, Traffic Engineer

- Review letter dated October 31<sup>st</sup>, 2016.
- Asks to talk to representatives from the Dialysis center.
  - Discuss the shifts at the patients at the facility.
    - Patients will either come M-W-F or T-TH-S for treatment.
  - Staff will park behind the building.
  - Door at the back of the building for staff to enter and exit.
  - Patients will have to park in the South Parking lot.
- No issue with parking. Mr. Prime adds that many people are dropped off at the dialysis center, and not many drive and park.
- Asks applicant if they will add textured pavement on driveways. Mr. Prime states that it is acceptable, and applicant will determine later where it will go.

**Public Comment:** None

**Board Comment:**

Mr. Student:

- Asks where the ambulances will park. Mr. Prime says that they will go in the parking area, then come back once the patient is done. Mr. Prime adds that a majority of the patients are dropped off by a family member. About 40% of the patients utilize the ambulance service.
- Asks if there is a queue for drop-off. Dialysis representatives state that they never have had an issue or situation that would warrant a queue. Patients or family members will utilize the parking spaces.
- Asks about the sign at the South end of the property. Asks if it is too far for people to turn around. Applicant states that the initial identification is important. Ms. Furey Bruder says there is no concern about the size of the sign, however there is concern that it's white and illuminated that will detract from the area. States that the letters should be transparent and the background opaque. Mr. Prime agrees.
- Asks about the bike shop. Applicant states the lease has not been signed so it is not official as of yet. The size of the space could be up to 12,000 sq. ft.

Ms Vassallo:

- Asks if the grading is on the North Side of the building. Applicant engineer states that both the North and South side of the building will have revised grading.
- Asks if it is near the green pond area. Applicant says no, it is closer to the building and current steps.

Mr. Parikh:

- Asks how many entrances will be replaced. Applicant states that there are 3 existing entrances that will be revamped, however no new entrances are proposed at this time.

**Board Attorney Summary:**

- Applicant is seeking approval for an amended final site plan.
- Applicant is seeking the following variances:
  - Impervious coverage of 77.6% where 76% is permitted.
  - Parking spaces of 214 spaces, where 204 exist and 354 are required.
- Applicant agrees to comply with all comments made in the review letters.

**Motion to Adopt PB 14-01A:**

Motion: Parikh

Second: Foster

Ayes: Cortland, Menichini, Parikh Vassalo, Zeuli, Foster, Marrone

Nays: Student

Motion passes.

**Public Comment:** None

**Board Comment:** None

**Communications/Organization:**

Next meeting will be on December 1<sup>st</sup>, 2016.

**Resolutions:** None

*Meeting adjourned at 7:55pm.*