

## **TOWNSHIP OF EVESHAM**

### **Planning Board**

#### **Minutes**

**7:00 pm**

**December 1 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, Zeuli, Menichini, Vassallo, Levinson, DiEnna, Foster

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

**Absent:** McGoey, Cortland, Student

#### **Meeting Minutes**

**November 3<sup>rd</sup>, 2016**

Motion: Parikh

Second: Menichini

Ayes: Marrone, Parikh, Zeuli, Menichini, Vassallo, Foster

#### **1. 515 Marlton Retail, LLC. PB 16-16.**

*515 Route 73 South, Block 34, Lot 1 (C-1 Zone District)*

*Applicant is seeking minor site plan approval for site improvements and renovations to the existing 80,988 sq. ft. shopping center.*

*Tim Prime, Attorney for Applicant*

#### **Witnesses for Applicant:**

- Matt Baldino, Engineer

#### **Timothy Prime Overview**

- Orients Planning Board to the site.
- Application was approved by board previously, but included shopping market. Supermarket withdrew, so they are back to obtain approval.
- Applicant is presenting the same site plan, just renovation of the site without the super market. Applicant proposes various façade improvements, landscaping improvements, etc.

#### **Matthew Baldino Testimony:**

- Gives qualifications as an Engineer, accepted by the Board as an expert witness.
- Discusses issues in the Planning Board Engineer Letter
  - Loading Zones

- 4 Loading zones have been requested. No real place on site to create a loading area. No issues with smaller box trucks, larger tenants use other areas on the site.
- Lighting
  - Shows where applicant has added lighting in order to satisfy Township ordinance.
- Mr. Prime discusses further about tenants and loading zones.
- Mr. Rehmann notes that he has talked with Mr. Baldino, states that the loading zones are easy for box trucks to enter, but not tractor trailers. Mr. Prime says if a site needs tractor trailer access, they will return to the board for approval.
- Mr. Rehmann states that he is satisfied with the lighting. Applicant also took care of Stormwater management, and it is not disturbing much.

*Applicant ends formal testimony.*

### **Planning Board Professional Testimony:**

#### **Stacey Arcari, Traffic Engineer:**

- Review letter dated November 15<sup>th</sup>, 2016
- Issues with clean-up of the site. Applicant should add some additional striping and signage. Signage should be added at loading area, behind the site.
- No major concerns; all can be worked out in house.

#### **Leah Furey Bruder, Planner:**

- Review letter dated November 8<sup>th</sup>, 2016
- Only variance applicant is requesting is in regards to the freestanding sign. Makes sense to re-do the sign.
- Site will be fairly visible with new landscaping. The freestanding sign will draw attention to the site. Approval was granted for the sign last time.
- Applicant agrees to all comments in the review letter.
- All questions have been answered as the applicant is carrying over the previous application.
- Since prior approval, applicant has identified tenant for site at the Meadows Edge Part of the property. The Bear Paddle Swim School will be located at the site.

**Public Comment: None**

**Board Comment: None**

#### **Mr. Riso Summary:**

- Asks Mr. Prime to clarify for the record. Mr. Prime states that the applicant is relinquishing prior approval.
- Applicant is looking for minor site plan approval.
- Applicant seeks a variance for a freestanding sign of 370 sq. ft. where 180 sq. ft. is permitted.
- Waivers have been acquired in regards to the Environmental Report and Cultural Resource Survey.

Motion to Approve PB 16-16:

Motion: Parikh

Second: Menichini

Ayes: Menichini, Parikh, Vassallo, Zeuli, Foster, DiEnna, Marrone

Abstain: Levinson

**Board Comment:**

Mr. Menichini asks about the Bear Paddle Swim Club. Mr. Prime states that it is a small pool that will dig into the floor.

Mr. DiEnna welcomes Jay Levinson to the Planning Board.

Ms. Vassallo states that the Environmental Commission has prepared a report called "Sustainability in-built environment." Recommends an environmental check list for Planning Board purposes. Ms. Marrone asks how the Township can implement this check-list. Ms. Kinney states that she has sent it to Mayor and Council as well as the Township Manager, Director of Community Development and Deputy Director of Community Development. Ms. Marrone states that she would like to implement the items stated on the check-list.

**Resolutions:**

PB 14-01

Motion: Parikh

Second: Zeuli

Ayes: Menichini, Zeuli, Foster, Parikh, Vassallo, Marrone

PB 16-13:

Motion: DiEnna

Second: Parikh

Ayes: DiEnna, Zeuli, Parikh, Vassallo

**Communications/Organization:**

No Meeting December 15<sup>th</sup>.

Next meeting will be January 5<sup>th</sup>, 2017.

**Meeting adjourned at 7:26pm.**