

**TOWNSHIP OF EVESHAM  
Planning Board**

**Minutes**

**7:00 pm**

**21 January 2016**

**Municipal Building**

**Call to Order**

Alternate Vice-Chairman Parikh made the call to order at 7:02 pm.

**Flag Salute**

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

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

**Roll Call**

**Present:** Parikh, Zeuli, Menichini, Vassallo, DiEnna, Foster

**Also Present:** Platt, Rehmann, Furey, Arcari, Turan, Kinney, Bittner, Jamanowr

**Absent:** Marrone, McGoey, Cortland, Student, Brown

**Minutes: November 12<sup>th</sup>, 2015**

Motion: Parikh

Second: DiEnna

Ayes: Parikh, DiEnna

**Minutes: December 3<sup>rd</sup>, 2015**

Motion: DiEnna

Second: Menichini

Ayes: Vassallo, Zeuli, Foster, DiEnna, Menichini

**1. Fieldstone Associates, LP. PB 14-16 SP. Major Site Plan-Final (C-1 Zoning District).  
Redevelopment Plan for Area Adopted on September 30-2014**

Applicant proposes to develop the 20.5 acre site with 264 residential units in seven buildings, 6000 square feet of commercial, a clubhouse, parking areas and related improvements. Preliminary Site Plan approval was granted August 6, 2015.

**Jeffery Baron, Attorney for Applicant.**

- Provides overview of application.
- Applicant is seeking Final Approval tonight, and requests a variance in permitting 3 signs to be installed, where 2 are allowed by ordinance.
- Describes changes with plan since receiving preliminary approval

**Applicant Witnesses Sworn In:**

1. Mark Trimbath, Architect
2. Nathan Mosley, Traffic Engineer
3. Louis Zuegner, Engineer

4. Jay Adamson, Planner/Landscape Architect
5. Brian Emilios, LSRP (Environmental)

**Exhibits:**

- A1: Colored Site Plan, Barclay Chase at Marlton, January 18, 2016  
A2: Site Plan, August 6, 2015  
A3: Clubhouse Pool deck/Landscaping Plan, January 7, 2016  
A4: Landscape Plan of Village Square Area, January 7, 2016  
A5: Landscape Plan of Village Green Area, January 7, 2016  
A6: Signage Plan and Details, January 7, 2016

Louis Zuegner, Engineer Testimony:

- Gives qualifications, recognized by board as an expert witness in the field.
- Describes changes made to original plan, based on comments from Planning Board Professionals:
  - Aesthetic Changes made to Clubhouse area
  - Provided more detail to pocket parks located throughout site
  - Additional buffering added to back of Lot 103
  - Signage has been changed.
  - Retail Building (Building 1000), service area has been changed
  - Additional landscaping was added to parking area.
  - Added trash enclosure to service Building 1000
    - All trash enclosures are now conforming in style.
  - Parking is underneath buildings, to differentiate visitor and resident parking.
- Applicant has satisfied almost all of the board professional comments.

Jay Adamson, Planner & Landscape Architect, Testimony:

- Gives qualifications, recognized by board as an expert witness in the field.
- Gives overview of the following aspects of the updated plan:
  - The Clubhouse Area: Landscaping and vegetation was added to reinforce entranceway. Various amenities around the clubhouse are a pool, spa, cabanas, decorative fencing, bocce courts, fire puts, and BBQ areas.
  - Village Square: Area ties the Clubhouse area with the retail building. Trees are added to denote a sense of place, trees and seasonal plants are added to the basin area, and a center fountain in the square will denote a civic function/meeting area.
  - Village Green: Area is set off from other sets of buildings, will be used for active/passive recreation, lighting will be placed around the perimeter.
  - Signage Plan: Describes proposed plans for signage.
    - Sign #1: Signage Type A. Proposed sign is 50 sq feet, located on Route 70. Denotes name of community only.
    - Sign #2: Located at Evesboro Medford Road. Approximately 32 sq. ft. Similar in design to sign #1. Sign Type D- help identify area.

- Sign #3: Located on property line and Route 70. Sign marks information for retail/office space for commercial uses. Sign is 12 ft tall, and about 95 sq. ft in size.
- Mr. Baron asks Mr. Adamson about the hardship created if third sign was not permitted.
  - Mr. Adamson states that he believes there is a hardship if no third sign was permitted. The other signs are too small to convey what is located at the site, in order for both the community and commercial spaces to flourish.
- Mr. Baron asks Mr. Adamson if the third sign is appropriate for the location. Mr. Adamson responds that its location on Route 70 is at a prime location for motorists to see, and make positive turning movements when going into the site. It benefits the health, safety, and welfare of the community and motorists.
- Mr. Baron asks Mr. Adamson if sign is consistent with the look of the surrounding neighborhood. Mr. Adamson replies that yes, as the sign will be aesthetically similar to other signs in the area. Lights will be located strategically so that the signs are visible, but there will be no up lighting directly on the sign.

Nathan Mosley, Traffic Engineer, Testimony:

- Gives qualifications, recognized by board as an expert witness in the field.
- Status of Department of Transportation (DOT) Permits:
  - NJDOT Drive Permit was submitted a few months ago. Will receive first set of comments on January 27<sup>th</sup>, 2016. Feedback from state professionals was positive.
- Outdoor Advertising Permit for signage will be submitted to the state next week.
- In March, expects to have fully executed permit from the state for the space.
- Mr. Baron asks Mr. Mosley regarding the proposed signs.
  - Mr. Mosley states that it will benefit the general welfare to have signs. It will assist in directions, and allow motorists to access the site. As Route 70 is 50 mph and there are no easily accessible areas to turn around, the proposed sign #3 will allow motorists to access the site safely.
- Ms. Arcari asks about update from the County.
  - Mr. Baron says they have received conditional approval. Ms. Arcari asks if the County had any additional comments, Mr. Baron states that they did not.
  - Discussion ensues about right-of-way, and regarding sidewalk and curbing.

**Applicant Ends Formal Testimony**

- Mr. Foster asks about retail space
  - Mr. Baron brings in Mr. Art Corsini, and Mr. Corsini is sworn in
  - Mr. Corsini states that the 6,000 sq. ft retail space will attract neighborhood commercial tenants (ie. Dry cleaner, deli, etc). There will be about 4-5 stores in total, and space dedicated to resident services.

**Planning Board Professional Testimony**

Leah Furey, Planner

- Letter dated January 15<sup>th</sup>, 2016

- Commends Mr. Adamson for work done on architecture/landscaping that ties together the plan.
- Applicant has complied significantly to plan.
  - Mr. Baron is amenable to comments from the letter. Ms. Furey notes that the comments were minor and about technical aspects.
- Sign Variance Requested:
  - Ms. Furey has no concern about the variance sought about signage requested.
  - Problems would exist if the large sign was on the Route 70 right-of-way. The location of the third sign makes sense, and is much easier/safer to access the site.
- Asks applicant about status of DEP permits.
  - Copies of the permits were given to the Township.
  - Permits were submitted January 21<sup>st</sup>, 2016
  - Mr. Corsini was prepared to submit permits earlier, but a consultant recommended submitting all permits at once, when the County suggested to expanding Evesboro-Medford Road, which is located on Wetlands.

#### Behram Turan, Environmental

- Letter dated January 20<sup>th</sup>, 2016
- Satisfied with the results from the Cultural Resource Surveys. Requests copies from this study.
- States the radiation studies from old nearby Westinghouse site were completed, and there were no impacts found on the current site. Mr. Turan is satisfied with the conclusion.
- Asks applicant for condition of approval for LSRP.
- Mr. Baron agrees with Mr. Turan's request to provide him with all information given to the applicant by the DEP.

#### Chris Rehmann, Engineer

- No formal review letter; issued compliance review letter dated January 21<sup>st</sup>, 2016
- Letter addresses any concerns that were left over from the preliminary plan that have not yet been resolved. Mr. Rehmann states that these are very minor details.
- Final approval will not be granted until all requirements are finalized.
- Mr. Platt asks Mr. Baron if the applicant will agree to all conditions in Mr. Rehmann's letter to his satisfaction. Mr. Baron agrees that the applicant will comply.

#### Stacey Arcari, Traffic Engineer

- Letter dated January 15<sup>th</sup>, 2016
- All issues have been resolved, waiting on outside agency (State) approvals regarding traffic.

#### **Board Comment:**

- Mr. Parikh asks about parking, particularly regarding the parking accessed underneath the site.
  - Applicant states that there are no permits, and the site allows both visitors and residents to park anywhere. However, residents do have remote access to park underground.

- Mr. Platt asks if applicant will meet the original 9 conditions of approval given in the preliminary approval, as well as all conditions stipulated in final approval. Mr. Baron says that the applicant will meet the conditions of both preliminary and final approval.
- Mr. DiEnna asks if he overlooked path of buildings to location of pool at clubhouse?
  - Ms. Furey responds that there is walkability to all areas of the site. Sidewalks are located on one side of the street, only where there are wetlands. All other sidewalks are on both sides of the street.
  - Mr. Baron denotes location of sidewalks on the plan.
- No other board comment.

**Public Comment: None**

**Stuart Platt Summary:**

- Applicant is seeking Final Major Site Plan Approval
- Applicant is seeking variance to add a third sign to location, where only two are permitted.
- Applicant will comply with all comments written in the Planning Board Professional Letters. If these items are not complied, applicant must come back to the Planning Board for approval.
- Applicant will comply with all the conditions of preliminary approval that they have not yet met.
- The Board has an obligation to see if applicant has complied with preliminary, it is Mr. Platt's opinion that they did a good job showing that they have.
- Applicant will provide final report from the DEP.

**Motion to Approve PB 14-16 SP:**

Motion: Menichini

Second: Zeuli

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

**Resolutions:**

**PB 00-06 A3, ELMWOOD HOLDINGS**

Motion: Zeuli

Second: Foster

Ayes: DiEnna, Zeuli, Vassallo, Foster

**Next Meeting, February 4<sup>th</sup>, 2016**

**Meeting Adjourned at 8:08 pm.**