

TOWNSHIP OF EVESHAM

Planning Board

Minutes

7:00 pm

18 February 2016

Municipal Building

Call to Order

Chairwoman Marrone made the call to order at 6:59 pm.

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, DiEnna, Foster

Also Present: Platt, Furey, Kinney, Bittner, Jamanow

Absent: McGoey, Marandolo, Brown

Minutes: January 21st, 2016

Motion: Parikh

Second: DiEnna

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

1. Home Elite, Ltd. PB 15-13. Minor Site Plan with Waivers.

491 Route 73, Block 24.23. Lot 5 (C-1/EVCO Zone District)

(Center is currently occupied by a Wawa convenience store and training center)

Applicant requires a minor site plan review in order to enable a change of commercial use within the tenant spaces.

Tyler T. Prime, Attorney for Applicant

- New tenant is looking to move into vacant site: approximately 2400 square feet.
- Applicant agrees to upgrade and refresh the site including but not limited to: landscaping, lighting, roadways, and trash enclosures.
- The applicant will rebuild site if/when the current tenant, Wawa, leaves.

Applicant Witnesses Sworn In:

1. Robert C. Blue, Engineer
2. Scott Homel, Applicant

Exhibits: None

Applicant Ends Formal Testimony.

Planning Board Professional Testimony:

- Ms. Leah Furey, Planner. Letter dated February 11th, 2016 (2nd Review Letter).
 - Site is located on an Evesham Crossroads Overlay. Applicant does not have to comply with all standards, but should make improvements.
 - Applicant agrees to increase size of landscaping plan, and include more details on the work that is to be done.
 - Parking Lot Improvements: Applicant will meet with paving contractor and Wawa after the winter is over. The applicant will update the professionals and the board on what areas need to be milled, repaved, and repaired.
 - Ms. Jamanow asks as a condition of approval, to have a timeframe for the paving to be completed. Ms. Jamanow suggests May 31st. Applicant states that it might be difficult to have work completed by May 31st and asks for June 30th deadline instead. Ms. Jamanow states it will remain May 31st with June 30th as an absolute deadline. Applicant agrees.
 - Fencing: Applicant does not agree to improve fencing at this time, due to the short nature of the tenant. Ms. Furey agrees.
 - Signage: Applicant prefers not to improve signage for site as proposed by Ms. Furey due to the cost associated with doing so. Applicant agrees to put appropriate landscaping and pavers instead. Ms. Furey and Ms. Jamanow agree to this.
 - Façade Signs: Ms. Furey asks for applicant to improve current sign so it is up to code. Applicant states since the new tenant already signed the lease, that they do not think it is fair to improve signage due to financial hardship. Applicant agrees that any new tenant after the current one, the sign will be improved.
- Ms. Jamanow asks about bonding. Applicant states that they do not want to place the work up to be bonded as it is private property. Ms. Jamanow says she requests the bond because it will ensure the work will be done. Applicant agrees to post their bond as a condition of approval.

Board Comment

Mr. Student:

- Asks applicant if work would be done at night, given restrictions with Wawa.
 - Applicant responds that only the paving work would need to be figured out with Wawa in regards to time.
- Asks applicant who previous tenants were while he had owned property.
 - Applicant is not sure, is certain of Window-Rama and Wawa being two previous tenants.
- Asks applicant about Wawa Lease and its status.
 - Applicant says he is not sure, was not expecting to be asked that question. Applicant says he will send lease but obviously send with some items redacted. Mr. Prime will email board the lease for their edification.

Public Comment: None

Stuart Platt Overview

- Applicant is seeking minor site plan to change tenant (will become a nail salon).

- CO will be issued while work is done; Bond will be issued based on the estimate of the work done.
- Applicant has agreed to the following:
 - Parking lot improvements will be set forth on record
 - Applicant will provide an “as built plan” to show record of what has been done.
 - Will improve trash enclosures to meet with Township Specifications. Concrete fence will not be placed around the Wawa concrete pad.
 - Applicant agrees to clean and maintain area.
 - In regards to signage, applicant will establish a paver wall and appropriate landscaping to improve the area.
 - Applicant will keep old sign box for the new tenant, will improve signage up to code for the next tenant. One sign is currently in compliance, the other sign is not in compliance.
 - Applicant will not provide any additional curbing to area.

Motion to Approve PB 15-13 with the conditions agreed to by the applicant:

Motion: Parikh

Second: Zeuli

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

Nays: Cortland

Application approved (8-1-0)

Resolutions:

PB 14-16 SP, Fieldstone Associates

Motion: Vassallo

Second: Parikh

Ayes: Zeuli, Parikh, Menichini, Vassallo, Foster

Meeting adjourned at 7:36 pm.

Next Meeting: March 3rd, 2016