

TOWNSHIP OF EVESHAM

Planning Board

Minutes

7:00 pm

21 April 2016

Municipal Building

Call to Order

Chairwoman Marrone made the call to order at 7:09 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, McGoe, Parikh, Cortland, Menichini, Student, DiEnna, Foster

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

Absent: Marandolo, Vassallo, Brown

Minutes: March 3rd, 2016

Motion: Student

Second: Menichini

Ayes: Parikh, Cortland, Zeuli, Menichini, Student, DiEnna, Foster

1. 515 Marlton Retail, LLC. PB 15-17. Minor Site Plan with Variances.

515 Route 73 South, Block 32, Lot 1 (C-1 Zone District). Applicant proposes site alterations to accommodate a new grocery store tenant including new loading area, changes to front of store, landscaping, lighting, architectural and signage improvements to the site.

William F. Hyland, Attorney for Applicant.

- Mr. Platt recuses himself from this application, due to the appearance of Mr. Jeffrey Baron, who is an objector to this application. Mr. Platt states that Mr. Baron's presence creates a conflict of issue, of matters not related to Evesham, but still cannot represent the Planning Board. This issue was not known prior, and thus the Planning Board is without representation. Mr. Wieliczko, is the backup attorney for the Planning Board, and will oversee this application. Application will need to be continued to an upcoming meeting, which is dependent on Mr. Wieliczko's schedule.
 - Planning Board decides to tentatively continue application to May 5th meeting, dependent on Mr. Wieliczko. If May 5th is not compatible, application will be moved to the May 26th Planning Board meeting.
- Application is continued to a future date.

2. Wiley Mission Inc. PB 16-03. Preliminary & Final Site with Waivers

99 East Main Street, Block 26, Lot 6 (MD Zone District). Applicant proposes to demolish on existing private residence no longer in use to expand a parking area at the skilled nursing building.

Megan Knowlton Balne, Attorney for Applicant

Witnesses for Applicant:

- William Hyland Jr., Vice-Chairman of Wiley Mission
- Mark Malinowski, Engineer

Exhibits:

A1: Rendering of overall site plan submitted to the Planning Board

William Hyland Testimony:

- Wiley Mission seeks to establish 28 parking spaces where an abandoned property currently sits.
- Parking spaces will be needed due to expansion of services on the lower levels. Lower level will include a beauty salon, art studio, computer lab, nail salon, meeting rooms, administrative offices, and storage.

Mark Malinowski Testimony:

- Gives qualifications, board recognizes Mr. Malinowski as a professional in his field.
- Project proposes to expand existing parking lot along existing buildings.
- Applicant wants to keep their current bank of spaces.
- Project wants to bring parking closer to area that is being used.
- No variances required.

Applicant Ends Formal Testimony

Planning Board Professional Testimony:

Leah Furey Bruder, Planner

- Review Letter dated April 5th, 2016
- Notes that banked parking will remain, as this is a new proposal.
- Applicant seeks 29.5% of impervious coverage, which does not need a variance.
- Asks applicant about ADA Parking: Applicant states that no additional ADA spaces will be built.
- Asks applicant if they can protect two trees on property with tree protective fencing. If these two trees die, applicant will need to replace them. Applicant agrees.

Behram Turan, Environmental Engineer

- Review Letter dated April 12th, 2016
- Waiver for Environmental Study/Cultural Resource Survey is acceptable.
- Applicant needs to conduct a Phase 1 report.

- Make sure asbestos/lead based paint is not present in property that is to be demolished. Applicant will conduct a survey/remediation to ensure any asbestos is properly taken care of.
- Applicant should remove propane tank-heated structures that are no longer in use. Applicant states that they will be removed.
- Mr. Turan is satisfied with application.

Chris Rehmann, Engineer:

- Review letter dated April 12th, 2016
- Asks Mr. Malinowski to describe grading and drainage of the new portion of the parking lot. Testimony is provided.
- Applicant must comply with ADA accessible curb ramps. Sidewalks will need to be configured.
- Applicant should consider including two additional handicapped parking spaces.
 - Mr. Malinowski states that the applicant will consider this.
 - Mr. Platt mentions that it is up to the construction code official whether or not ADA parking is required. Applicant will defer to construction code official.

Stacey Arcari, Traffic Engineer

- No formal review letter prepared.
- Reviewed application, no issues.

Public Comment- None

Board Comment- None

Motion to Approve PB 15-17

Motion: Parikh

Second: McGoey

Ayes: Cortland, McGoey, Menichini, Parikh, Student, Zeuli, DiEnna

3. Ordinance 9-5-2016

An Ordinance of the Township of Evesham, County of Burlington, State of New Jersey Adopting Redevelopment Plan for Certain Properties known as Block 22.02, Lots 28,29,31,32,33,34,35,36,37,38,39 (the Former Olga's Vicinity).

Leah Furey Bruder Overview:

- Ordinance is a redevelopment plan for Olga's Vicinity. Planning Board can make recommendation to Council on whether they should approve or deny the ordinance.
- In 2013, the Olga's Site was placed in an area of redevelopment.
 - Estia Site (nearby) is in no need of redevelopment.
 - Remax, Sleepy's, and Office buildings are in rehabilitation area.
- There is interest in redeveloping site; this ordinance will help guide the redevelopment.
 - Consistent with the Master Plan and the 2020 Vision Plan.
 - Property is limited with use due to its access and location.
- Site is approximately 3.5-3.9 acres.

- 2.25 acres is size of the Old Olga's Lot
- Township can purchase the parking lot as long as it is used for a public purpose, which will benefit the entire block. Most likely will create approximately 50 public parking spaces, which can be used by other lots.
- Multi-storied buildings are encouraged.
- The area may be developed over time.
- The area should establish cross-access easements to make travel easier between sits.
- There is a developer interested in Olga's site it would possibly be a multi-story office building.
- Department of Transportation (DOT) determined there is no Rt. 70 Access
- Underground parking would be cost prohibitive.

Public Comment:

Rosemary Bernardi, 12 Halifax Court:

- States that the Olga's Site should be a landmark for the town. Does not think that an office building is right for that site.
- Board states that there is simply no interest to make site into a hotel or restaurant. There has not been that much interest in the site.

Recommendation to Approve Ordinance 9-5-2016

Motion: Student

Second: Cortland

Ayes: Marrone, McGoey, Parikh, Cortland, Menichini, Student, DiEnna, Foster

Motion to Memorialize Resolution to Approve Ordinance 9-5-2016

Motion: Parikh

Second: DiEnna

Ayes: Marrone, McGoey, Parikh, Cortland, Menichini, Student, DiEnna, Foster

Board Comment:

Mr. Cortland asks about work progress halting at the old Tri-Towne Plaza. Professionals comment that there was an issue with the contractor. However, it is back on schedule.

Resolutions:

PB 15-13:

Motion: Parikh

Second: Zeuli

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

PB 15-15:

Motion: Parikh

Second: Foster

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

Communications/Organization:

Next Meeting: May 5th, 2016

May 26th, 2016

Mr. Rehmann introduces Mr. Mark Herman as a back-up when he is unable to attend.

Meeting adjourns at 8:10pm