

## **TOWNSHIP OF EVESHAM**

### **Planning Board**

#### **Minutes**

**7:00 pm**

**5 May 2016**

**Municipal Building**

#### **Call to Order**

Chairwoman Marrone made the call to order at 7:07 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, Vassallo, DiEnna

**Also Present:** Platt, Furey, Rehmann, Arcari, Turan, Bittner, Jamanow

**Absent:** Marandolo, Menichini, Foster, Brown, Cortland, Zeuli, Student, Kinney

#### **Continuation of Scheduled Matters**

**PB 15-17,515 Marlton Retail, LLC.** Application will be continued to the May 26<sup>th</sup>, 2016 meeting, no further notification is required.

#### **Unfinished/New Business**

1. **Virtua Medical Group, P.A. PB 16-02. Minor Site Plan with Variances**

*6001 Lincoln Drive West, Block 1.10, Lot 6 (C-1 Zone District).*

*Applicant proposes a change of use to the existing building to a Virtua Medical Office Building and Urgent Care Facility (formerly Rizzieri salon, spa & school).*

*William F. Hyland, Jr., Attorney for Applicant*

#### **Witnesses for Applicant**

- Eric Metzger, Signage Company
- Rebecca Lynch, Chief Operating Officer at Virtua
- Diana Amey, Project Manager at Virtua
- John Angelucci, Facilities Development at Virtua
- Michelle Young, Engineer

#### **Exhibits**

A1: Rendered copy of submitted plan.

#### **Mr. Hyland Overview:**

- Virtua Medical Group is seeking to re-do the old Rizzieri's site. Establish medical offices and an Urgent Care facility.
- No variances needed for the project.
- Signs will use the existing panels on the site.

- Introduces Ms. Young to the Planning Board, as she has never appeared. Ms. Young gives her qualifications to the board as an expert witness.

Diana Amey, Testimony:

- Applicant plans to utilize space as a Medical Office Building with 6 Practices.
- Applicant will enhance landscaping of site, perform some minor paint work and lattice work on exterior of building. No major site work will be done on exterior of existing building.
- Parking lot will be repaired, resurfaced, and restriped.
- Interior of property will be completely renovated.
- Transportation of Medical Equipment to facility will come in vans or small box trucks. Deliveries will be in the morning or early afternoon.
- Applicant will establish proper trash enclosures for regular trash and recycling. A majority of the trash that the site uses are confidential documents, which are removed by a 3<sup>rd</sup> party to be shredded.

Rebecca Lynch Testimony:

- Virtua will utilize 3 stories of the building.
  - Top Floor: Half will be a Women's Primary Care Office, other half will be rotating various practices. Approximately 10 employees will work on this floor, 6 per day.
  - Main Floor: Urgent Care Facility which will cater to minor illness/injuries. Will house a small x-ray room.
  - Lower Level: Holistic and Natural Medicine Treatment area.
- About 20 employees will be on site on a daily basis.
  - Number of patients can range from 15-80, depending on use.
- Building will be open 7 days per week (Urgent Care Facility)
  - Mon-Fri: 8am-9pm
  - Sat-Sun: 9am-5pm.
- Mr. McGoeys asks if services are redundant from the Hospital. Applicant responds that site will be more specialized care.
- Mr. Parikh asks applicant to clarify number of employees.

Michelle Young, Testimony:

- Site is located at corner of Rt. 73 and Greentree Road.
- Minor Site Improvements:
  - Increased number of Handicapped Parking spaces to 9 to be ADA compliant.
  - Sidewalk access will also be improved.
- No DOT permits are required.
- No NJDEP permits are required due to only small landscaping.
- Site is not increasing impervious coverage.
- Lights on site will be a "shoe-box" look. They will not be changed from before.
- Worked with the Board Traffic Engineer in regards to number of parking spaces.
  - 105 spots are proposed/89 spots required.

Eric Metzger, Testimony:

- Site will use existing boxes/locations for signs.
- No sign variances are required.
- Identification Sign Proposed. Blue background with subtle illumination.
- Describes look of proposed signs and their illumination.
- Additional signs on site are for directions in main building.
  - Will utilize existing boxes.
- Site canopy will have down-lighting.
- Signs on side of canopy will not be replaced.

*Applicant ends formal Testimony.*

**Board Expert Testimony**

Leah Furey, Planner Testimony:

- Letter dated April 11<sup>th</sup>, 2016
- Rehabilitation area located north of property. Demolition is underway at site.
- Applicant is sprucing up the site, permitted use of site.
- Asks applicant that they place sidewalks on Lincoln Drive, and link up to Lazgor Site to the North.
  - Applicant states they are concerned about vegetation in area. Ms. Furey responds that there is not any vegetation. Applicant agrees to imput sidewalks.
- Trash enclosures are adequate for the property. Applicant agrees to place no dumpsters in the parking lot.
- Satisfied with signage.
- Asks applicant to replace the utility boxes. Applicant agrees to review them with Mr. Rehmann and address as needed.
- Landscaping plan is adequate. Asks applicant if there is any irrigation proposed.
  - Ms. Young states that irrigation is already located on site, and it will be repaired as needed.
- Applicant will work with Township Assessor to have Rt. 73 designation.
- Discusses façade improvements to the building.
  - Asks if applicant would consider removing dry-through canopy. Applicant states they cannot as they don't own the building. The area will be landscaped appropriately.
  - Applicant states they will remove and replace lattice on front.
  - Plastic panels on front of site will be removed.

Behram Turan, Environmental Engineer Testimony:

- Letter dated April 12<sup>th</sup>, 2016
- Accept waiver reports for Cultural Resource Survey
- Asks that applicant testify on Phase 1 Report, as it indicated asbestos materials/lead based paint.
  - Applicant will send Phase 1 Letter to Mr. Turan to review.

Chris Rehmann, Engineer Testimony:

- Letter dated May 2<sup>nd</sup>, 2016
- Asks that site triangles be revealed on the plan. Applicant agrees.
- Clarifies that applicant will repaint parking lot, re-seal, cracks and fix broken concrete.
- Fire Marshal has indicated that the zones are properly defined.
- Asks that Applicant look at lighting in certain areas to ensure safety of visitors. Applicant will look at wattages and light shades to ensure it is adequate.
- Informs applicant they will need a permit from the EMUA.
- Asks applicant to look into the fire hose connection to the back of the building.

Stacey Arcari, Traffic Engineer, Testimony

- Letter dated April 26<sup>th</sup>, 2016
- Clarifies with applicant loading area.
- Satisfied with application.

**Public Comment- None**

**Board Comment- None**

Stuart Platt Summary:

- Minor site plan with no variances
- Applicant proposes to build 2 medical offices, an Urgent Care facility and other practices
- Conditions of Approval agreed by Applicant:
  - Sidewalk on Lincoln Drive
  - Dumpsters in trash enclosure
  - Will repair/replace utility boxes as needed
  - Lighting level report will be provided to Board Engineer.
  - Repair irrigation.
  - Remove door on second floor of building.
  - Provide site triangle location on site.
  - Fix all appropriate lots.

Motion to Approve PB 16-02

Motion: Parikh

Second: McGoey

Ayes: McGoe, Parikh, Vassallo, DiEnna, Marrone

**2. Discussion and Review to Declare an Area in Need of Redevelopment. 501 Evesboro-Medford Road, Block 16, Lot 1.03**

Exhibits:

A1: Powerpoint presentation

Leah Furey Overview:

- Goes over what redevelopment and rehabilitation areas are.
- Defines criteria for redevelopment/rehabilitation.
- Redevelopment plans will set guidelines on what site will look like.
- Current site is the Public Works Facility. Idea is to set site for redevelopment if Public Works ever moves in the future.
- Public Works is surrounded by the Aristone Tract Property. Site needs to be analyzed and addressed as redevelopment otherwise it'll stand alone.

**Public Comment:**

Rosemary Bernardi, 12 Halifax Court

- Asks where Public Works site would go.
- Concerned about number of housing units being built near property. Thinks it is too much for the town to handle.
- Asks about the cost to move the Public Works building.

Ken Mills, 119 Meadow Lane

- Asks if the builder of the site would get a tax break.

Mr. Platt responds to public comments. Process for board is just to evaluate and make recommendations if area needs to be developed. There is no developer and no plans at this stage for the site, it is too early in the stage. Redevelopment plan would come back to board to approve.

Ms. Furey mentions that the Public Works site is not ideal for workers, but they make do. If the opportunity arose, the Township might want to consider moving Public Works site, dependent on cost. The redevelopment plan would allow the Planning Board to address any traffic concerns by possibly installing a light at Sharp Road.

End Public Comment

**Board Comment:**

Ms. Vassallo asks if the property is zoned commercial. Ms. Furey indicates that it is.

Mr. McGoey asks if Evesboro-Medford road is a County road. Ms. Furey responds that it is.

Motion to Review Area for Redevelopment:

Motion: Parikh

Second: DiEnna

Ayes: Marrone, McGoey, Parikh, Vassallo, DiEnna

**Public Comment:**

Rosemary Bernardi, 12 Halifax Court

Asks about authorization of litigation by the Planning Board against the Evesham Township School Board.

Mr. Platt responds that as it is now a legal matter, it cannot be discussed in public.

Motion to Approve PB 16-06-E, Allowing the Planning Board to meet in Executive Session (closed meeting).

Motion: Parikh

Second DiEnna

Ayes: Marrone, McGoey, Parikh, Vassallo, DiEnna

The Planning Board moves to meet in Executive Session at 8:10pm.

**3. Executive Session- For the Purpose of Litigation**

- a. Fair Share Housing Center v. The Township of Evesham
- b. Township of Evesham and Evesham Township Planning Board v. Evesham Township Board of Education

Motion to End Executive Session

Motion: McGoey

Second: Parikh

Ayes: Marrone, McGoey, Parikh, Vassallo, DiEnna

*Meeting resumes at 9:22 pm.*

**Resolutions:**

**PB 16-05, Institution of Litigation**

Motion: McGoey

Second: Parikh

Ayes: Marrone, McGoey, Parikh, Vassallo, DiEnna

**PB 16-03, Wiley Church**

Motion: McGoey

Second: Parikh

Ayes: Marrone, McGoey, Parikh, Vassallo, DiEnna

**Next Meeting May 26<sup>th</sup>, 2016**

Meeting adjourned at 9:30pm.