

**TOWNSHIP OF EVESHAM
Planning Board**

Minutes

7:00 pm

June 15 2017

Municipal Building

Call to Order

Chairwoman Marrone made the call to order at 7:18pm

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, Cortland, Zeuli, Menichini, DiEnna

Also Present: Platt, Rehmann, Furey Bruder, Arcari, Turan

Absent: Kinney, Bittner

Meeting Minutes

June 1st, 2017

Minutes postponed for the July 6th meeting.

Unfinished/New Business

1. **Evesham Owner Urban Renewal, LLC. PB 14-25SPF1.**

Tri-Towne Redevelopment Project Area- Renaissance Square

Final Major Site Plan for Phases 2,3,4,5

Route 70 East & Locust Ave., Block 27.02, Lots 2.01-2.11

(Formerly Block 27.02, Lots 1 & 2, and 4.18, Lots 4 & 5)

Applicant proposes the next phase of construction to include a four story 154 unit apartment building, a new two story retail/office building consisting of 25,200 sq. ft., a 2,600 sq. ft. coffee shop (w/ drive-through), four 46 unit apartment building and two new restaurants.

Tyler Prime, Attorney for Applicant

Witnesses for Applicant

- Jake Raker, Architect
- Eric Moran, Applicant
- Chirag Thakkar, Civil Engineer
- Jason Tronco, Landscape Architect
- David Nicholson, Commercial Architect

Exhibits for Applicant

A1: Renderings of Buildings 1-4

A2: Rendering of Manor Building

A3: Building Signage

- A4: Interior presentation for amenities space
- A5: Interior theme images for amenities space
- A6: Units showing location of storage
- A7: Colored elevation of coffee shop/ Building “A”

Ms. Marrone states for the audience that the Burger King is not part of this approval tonight, and that the Burger King was approved in August of 2016.

Mr. Platt discusses for the members of the public how the Planning Board works, and what preliminary vs. final approval means, etc. The preliminary approval requested 1 parking variance, which was granted.

Applicant Attorney Overview:

- Previous Site Plan was approved in phases.
 - Phase 1: Demolition. (Received Final Approval)
 - Phase 2: Rehabilitation of Existing Building and Burger King. (Received Final Approval)
 - Phase 3: 2 Restaurant Pad Sites
 - Phase 4: Coffee Shop
 - Phase 5: Office Building
 - Phase 6: Residential Component
- Applicant is seeking final site plan approval for the residential component of the site and the remainder of the commercial spaces (with exception to the restaurant pads).
- No variances requested except for parking, which was approved in preliminary.

Chirag Thakkar, Testimony:

- Previously qualified by board, still holds license as a civil engineer in New Jersey, so he is recognized as an expert in his field.
- Discusses what has changed since the preliminary/final approvals:
 - Drop-off zone by Manor Building
 - Slight change in circulation for aesthetics.
 - Balconies were added for Manor Building as well as Buildings 2 & 3 to comply with the Township.
 - Changes were made to accommodate utility pole.
 - Architectural plans are further developed.
 - Phasing Plan has been revised for the remainder for project.
 - ADA requirements have also made changes to plan.
- Mr. Thakkar has talked to Mr. Rehmann regarding engineering changes to bring him up to speed on the project.

Jake Raker, Testimony:

- Gives background qualifications, approved by Board as an expert witness.
- Discusses changes in plan in regards to architecture:
 - Removed utilities on the façade of the building; has created a solution to screen the utilities from view.

- On Buildings 1-4 the balconies will vary from building to building. They are all similar, but not exact as for aesthetics. Discusses the materials that will be used on the buildings.
- The garages on site will be similar sized, but hidden as to not have them predominantly on site.
- Added various aesthetic elements to hide mechanical structures and improve look of overall site.
- Discusses meters at Manor Building: they have been placed in between the walls by the pool to prevent visibility.
- Building Signage will be placed above the canopies and are 1 ft high, and 6 ft. long. This abides by Township Ordinance of 6 sq. ft.
- Discusses the Amenities Space:
 - Includes lobby, party/club room, fitness center, yoga/spin class room, a dog wash facility, mail/package room, and restrooms. Final details are still being worked out on this space.
- Discusses storage. Storage is the same size as previously, but is not moved inside as for convenience to the tenants. Each tenant will have a storage space.

David Nicholson, Testimony:

- Appeared before the board previously; is recognized as an expert in field.
- Commercial buildings have not changed in any way.
- Has worked with the Township Planner regarding the Gas Meters at Building “A.” These meters will be shielded by landscaping as to not be visible from Rt. 70.

Jason Tronco, Testimony:

- Appeared before the board previously; is recognized as an expert in field.
- Discusses changes to landscaping:
 - Gas Meters located on façade: proposed green screens with climbing vines to hide the gas meters.
 - Will work with Township on Building 4 to locate screening. However, the screening will not be directly in front of the building.
 - Agrees to comments from the Township Planner and will add green shrubs.

Mr. Platt asks if applicant has met and complied with the phases being the same?
Applicant responds yes.

Applicant ends formal testimony

Leah Furey Bruder, Township Planner

- Review letter dated June 9, 2017
- Details need to be refined, but applicant has refined parts of the building.
- Will meet on the field with the Landscape Architect to iron out some details.
- Applicant has agreed to a majority of comments in the review letter.
- Discusses signage: requests a comprehensive sign package for final approval.
 - Will meet with applicant to discuss wayfinding signs.

- So far, no variances are needed for signage.
- Notes that the applicant is not requesting any final approval for the restaurant pad sites, and will come back for that.
- Discusses status of the park improvements that are subject to DOT approval.
 - Mr. Prime states that they submitted the email to the DOT. Approval has not been granted as of yet.

Behram Turan, Environmental Engineer

- Review letter dated June 9, 2017
- Applicant has asked for Waivers regarding Environmental Impact Report, Cultural Resource Survey, etc. No issue with this as it was previously granted.
- Applicant is in the process of remediating the areas of environmental concern.
- Progress is promising; applicant will continue to remediate until DEP states the area is resolved.

Chris Rehmann, Engineer

- Review letter dated June 13, 2017.
- Minor approvals, engineering is acceptable.
- Discusses the thickness of pavement throughout the site, and different surfaces. Will work with applicant to resolve.
- No issues with site, besides anything brought up by outside agencies.

Stacey Arcari, Traffic Engineer

- Review letter dated June 5, 2017
- Discussed changes with Mr. Thakkar
- Satisfied, everything has been addressed.

Mr. Platt asks Mr. Prime if the applicant agrees to all comments made in the Board Professional Review Letters. Mr. Prime states that the applicant agrees.

Public Comment:

- Joseph Berg, 15 Abington Avenue
 - Voices dissatisfaction with Burger King being placed at the site, states that it is a low quality fast food restaurant. States that it is not a place that people want to live next door too.
- Ernest Tagliaerro, 6 Blanchard Road
 - Asks about the contamination on the site and if it is washing into street? Mr. Turan talks about the former dry-cleaning site, and that remediation is occurring. No contaminants are accessing into the public water system. Discussion ensues.
- Jim Phillips, 26 Plymouth Drive
 - States that the Planning Board stated that there will be no kids living in the apartments, but the fact that there is a dog wash in the amenities space means that there will be children on the site. Wants to state on record that the planning board said there would be no children on site due to the high

end style of the apartments, and questions this statement due to the presence of the dog wash facility.

Board Comment:

- Mr. DiEnna asks about the run-off on Plymouth Drive and if it is going to be addressed. Mr. Thakkar states that the applicant has been addressing this, and it is up to code.
 - Mr. DiEnna asks about the green screen and residential units. Ms. Furey Bruder states she will work with applicant to work out any issues.
 - Mr. DiEnna discusses the early days of Planning Board, many concerns were voiced in the 1970s as there are today.

Board Attorney Summary:

- Applicant is seeking Final Site Plan Approval for Phases 2-5 with the exception of the restaurant site pads).
 - No variances or design waivers requested.
- Applicant agrees to comply with all comments of the Board Professional review letters.

Motion to Approve PB 14-25SPF1

Motion: Cortland

Second: DiEnna

Ayes: Cortland, Menichini, Zeuli, DiEnna, Marrone

Public Comment:

Matthew Downing, 4 Abington Avenue

- Glad about redevelopment of the former Tri-Towne Site.
- Wants to make Planning Board aware that the proposed Burger King site is creating problems in the area; want to submit petition to Planning Board Secretary.
 - Ms. Furey Bruder notes that the plans for the site are in the building, and members of the public can view plans if they wish.
 - Ms. Furey Bruder also notes that as a condition of approval, the applicant has to work to diminish the smell of the building. Mr. Platt states that the Board required that the smell be addressed, and it is part of approval. The idea is to mitigate the smell- it might not remove smell entirely, but applicant must work to mitigate it.
 - Mr. Cortland notes that the Burger King built on Rt. 73 in Voorhees is very well done, and architecturally pleasing.

Tyese Smith, Abington Avenue

- Discusses kids in the neighborhood, including those who are hearing impaired. Concerns about increased traffic in the area.
 - Ms. Furey Bruder notes that there is a Condition of Approval for trucks to only use Route 70 as access- and not the neighborhood.
- Voices concerns with a fast food establishment in the area.

Patty Meeker, 10 Blanchard Road

- Asks if the Planning Board has considered placing speed bumps in the community as to deter cars on the road.
 - Ms. Furey Bruder says they can discuss with Township Officials to see what they can do.

Todd Kelly, 5 Blanchard Road

- Notes that due to construction, Plymouth Drive has a lot of dust and dirt, asks if a street sweeper can go through the area.
 - Ms. Furey Bruder and Mr. Rehmann state they will talk to applicant, including the Burlington County Soil Conservation.
- Asks about the dumpsters on site near the Burger King.
 - Ms. Furey Bruder says the dumpster is behind the site, and it is masonry with enclosed glass. Also there is internal coordination of site to address traffic flow.
- Asks about the contractors and questions why they are only from the Marlton Area.
 - Mr. Platt states that this is outside the Planning Board's jurisdiction, and they do not have input on where the workers are hired from.

James Phillips, 26 Plymouth Drive

- Discusses dust on street, and asks about the street sweeper to the area.
- Notes that he did not receive the letter from the original application because his wife signed for it.

Board Comment: None

Resolutions:

None

Communications/Organization:

Next Meeting: July 6th, July 20th (Re-Organization)

Meeting adjourned at 8:31pm.