

TOWNSHIP OF EVESHAM

Planning Board

Minutes

7:00 pm

June 7 2018

Municipal Building

Call to Order

Chairwoman Marrone made the call to order at 7:05 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, Menichini, Levenson, Foster, Mond, Maratae (*arrives at 7:18pm*)

Also Present: Walters, Rehmann, Loughney, Furey-Bruder, Snee, Arcari, Kinney, Bittner

Absent: Zeuli, DiEnna, Dave

Meeting Minutes

May 3, 2018

Motion: Cortland

Second: Levenson

Ayes: Marrone, Parikh, Cortland, Levenson

Continuation of Scheduled Matters

PB 18-03; Evesham Senior Apartments, LLC. *Ms. Kinney gives announcement. Application will be heard on the June 21st meeting. No further announcement will be provided.*

Unfinished/New Business

1. JP Morgan Chase Band, NA. PB 18-02. Preliminary/Final Major Site Plan w/C Variances.

771 Route 70 West, Block 5, Lot 2.01 (C-1/EVCO Zoning District)

Applicant proposes to demolish the existing gas station, store & other improvements to construct a new 3,470 sq. ft. bank with drive-through lanes and related improvements on the site.

Greg Meese, Attorney for Applicant

Witnesses:

- Matthew Dewitt, Site Engineer
- Ken Mackenzie, Project Architect
- David Shropshire, Traffic Engineer
- Paul Grygiel, Professional Planner

Exhibits:

A1: Existing Conditions. Colorized site plan. Dated May 11, 2018
A2: Proposed site conditions. Colorized site plan. Dated May 11, 2018
A3: Revised site plan per comments.
A4: Colorized Elevations. Dated May 30, 2018.
A5: Proposed floor plan. Dated March 3, 2017.

Board Attorney Overview:

- Applicant is seeking to replace existing Volero Service station and put in a bank.
- Use is permitted in the zone; applicant is requesting numerous variances.
- Discusses existing non-conformities of lot: depth of lot; cross-access easement with shopping center behind
- New Variances Requested:
 - Request no loading dock where 1 is required.
 - Requesting relief for ATM signage behind building.
 - Parking to Front Yard (existing non-conformity). Applicant plans to mitigate impact by removing curb cuts and adding landscaping.

Matthew Dewitt Testimony:

- Provides background as a Civil Engineer; accepted by board as Expert Witness.
- Orients Board to the site, and the existing improvements of the proposed site.
- The existing gas station, canopy, and service station will be removed and replaced. Applicant is also proposing a free standing sign.
- Applicant will remove the curb cuts from North Cropwell Road.
- Applicant will utilize the existing cross-access easement with nearby shopping center for circulation.
- Applicant will remediate site under DEP guidelines.
 - Applicant/property owner has responsibility to remove and monitor wells.
- Applicant is proposing to construct a free standing bank with parking.
 - Building will be 3,470 sq. ft; 1 story with ATM Lane.
 - ATM will be 24/7 automated machine. Applicant has provided queuing space for 3 vehicles. There will also be access to ATM in vestibule (24 hours).
- Discusses non-conformities on site.
 - Impervious Coverage is currently 68.5% where 60% is permitted. Applicant is reducing coverage to 67.7%.
- Discusses the loading dock, and why the bank does not require one. Notes that it is not necessary for deliveries. Thus, requesting variance to allow for no loading area to be created.
- Discusses Signage:
 - 1 Freestanding/Pylon “Chase Sign”
 - 17” tall; 3 ¾” Wide
 - Discusses other signage on site: Two wall signs (one located on Route 70, the other facing North Cropwell Road).
- Discusses variance for ATM sign on the site. The ATM sign will be located on the side. Justified as it is branding for the bank and away from the shopping center.

- Applicant is proposed to replace existing lights on site with LED lights.
 - This will provide safety lighting for the ATM machines, and pedestrians. Lighting standards are in accordance with NJ Law.
- Discusses new landscaping that is proposed for the site. Applicant proposes to plant 89 shrubs. No trees will be planted due to windows and safety concerns.
- Discusses parking and turning movements on site. Applicant will extend yellow striping to the North Cropwell Road entrance of the site.
- Discusses dumpster area. Shows the board both layouts, and discusses the trash enclosure. Trash enclosure will be masonry; three sided with two front gate doors. The masonry will match the store and brick on building.

Ken Mackenzie Testimony:

- Gives background as expert in architecture; accepted as expert witness.
- Talks about the site's design and architecture
 - 1-story; masonry building; discusses windows; concealed HVAC equipment; roofing; siding; etc.
- Shows colorized elevation plan to board. Notes that the HVAC unit is concealed.
- Reviews floor plan of site to the board.

David Shropshire Testimony:

- Gives qualifications as traffic engineer; accepted as expert witness.
- Took traffic counts at site; reviews findings from study (Dec. 21, 2017).
 - Compared bank to gas/convenience store trips and NJ DOT permitting. Notes a reduction of trips (67 during peak weekday; 90 during peak Saturday)
- Discusses permit application to NJDOT closing the exit driveway on North Cropwell Road; endorsed closing driveway.
- Applicant will maintain the right-in; right-out on Route 70.
- Cross access easement will be maintained to have flexibility with circulation and parking.
- Discusses stacking; reduction of queuing in stack spaces.
- Discusses site plan modifications to address Ms. Arcari's comments.

Paul Grygiel Testimony:

- Gives qualifications as planner; accepted as expert witness.
- Use is permitted in the EVCO-Overlay Zone.
- Discusses the lot area/lot depth: hardship variances under the C-1 Criteria.
- Discusses the C-2 Criteria Granted:
 - All positives/improvements outweigh detriments.
 - Application reduces overall existing conditions.
- Application proposes similar conditions to what exists today.
- Discusses parking/circulation variances. Not typical drive-thru, and are adequate standards by Chase Bank. Notes the lack of need for a loading zone.
- Discusses canopy signs for ATM. Notes that this is appropriate for identification.
- Application meets the positive criteria.
- No negative criteria; no impacts; no residential or sensitive uses.

- Notes that the use is permitted; the site is already developed; there is a slight deviation from Bulk Standards, but accomplish what is intended in the EVCO Overlay District and the Evesham Township Master Plan.

Applicant ends formal testimony.

Leah Furey, Township Planner:

- Review letter dated May 24, 2018.
- Notes that the site has been a gas station for awhile. In 2011-2013; the convenience store was built. Entire site was recently redeveloped with the Staples Shopping Center.
- Agrees to lighting change.
- Notes that the variances make sense; no major issues.
- Asks as a COA: that all dumpsters remain inside trash enclosure. Applicant agrees.
- Applicant notes that they will mitigate site in regards to landscaping.

Eric Snee, Township Environmental Engineer

- Review letter dated February 23, 2018. Updated June 7, 2018.
- Discusses the Environmental Impact Report Management Plan: asks applicant to provide copy to Township for records.
- Satisfied with report, and the removal of the gas station will be an improvement.
- Discusses the Phase 1 Study, and the coordination of the property owner with the LSRP to make sure it is adequate. Applicant says this is acceptable, has retained own Environmental Engineering Firm.
- Discusses the LSRP of record: oversee and monitor implementation plan.
- Continues to discuss environmental issues; and the various areas of concerns on site. Notes that the additional areas of concern should be investigated and remediated.
- Applicant will provide Board/Township with appropriate documentation; will also have the environmental engineers oversee the cleaning of the site. Applicant cannot testify on the LSRP as they just received the documents today, so they cannot testify on the timeline.
- Ms. Walters asks if there are other items that may be addressed that are not included.
 - Applicant agrees as COA: that all additional items will be addressed; the Board Environmental Engineer will provide a list to the applicant, and review the reports of the site.
 - Applicant agrees as COA that their retained environmental engineers will work with Mr. Snee's office to address additional areas of concern.

Chris Rehmann, Township Engineer

- Discusses few minor issues.
- Talks about stormwater management regulations.
- Talks about the bonding of the site.

- Question about the grading on curbing. Applicant agrees to work together to resolve issues.

Stacey Arcari, Township Traffic Engineer

- Review letter dated March 25, 2018.
- Most comments have been addressed; remaining can be worked out with the applicant.
- No issue with the loading area or drive-thru variance.
- Asks for final parking count? Applicant replies 21.
- Discusses the NJDOT permit needed.

Public Comment: None

Board Comment:

- Mr. Parikh asks what the logic is of closing the second entrance on Route 70? Ms. Arcari answers. Notes that state eliminated curb cuts and keep away minimum driveways.
- Mr. Cortland asks if the existing driveway in the site will be widened? Notes the bad conditions on North Cropwell Road. Discussion ensues. Applicant notes that are going to adjust the curbs, and receive NJDOT permit to be compliant. Mr. Cortland asks if the facility has a vault and where it is located? Applicant addresses.
- Ms. Walters asks if there is not a whole lot of teller activity on site? And asks if this is a branch, an office, or a new branch of the future? Applicant addresses.
- Mr. MAratea asks if there is any change to the other access points in shopping center? Applicant replies no.
- Mr. Foster asks if there are any other chase locations in South Jersey? Applicant states they are starting to saturate the area; have locations in Robbinsville, Toms River, Cherry Hill, etc.

Board Attorney Overview:

- Applicant is seeking preliminary/final major site plan approval.
- Notes the existing non-conforming conditions of the site including lot size, lot depth, buffer to non-residential; side/rear yard parking, and pavement.
- Discusses new variances requested; grading, front yard parking setback, impervious coverage, drive-thru stacking, ATM sign/canopy, no loading zone.
- Applicant agrees as a Condition of Approval
 - No trash dumpster outside enclosures.
 - LSRP will work with CME Associates to satisfy concerns addressed.
 - Applicant will coordinate with ARH regarding grading.
 - Applicant will obtain all outside agency approvals; and will agree to the comments in the Planning Board Professional Review letters.

Motion to Approve PB 18-02

Motion: Parikh

Second: Mondri

Ayes: Cortland, Foster, Levenson, Menichini, Mond, Parikh, Maratae, Marrone

2. Ordinance No. 13-6-2018

Ordinance of the Township of Evesham Amending Chapter 160, The Zoning Code of the Township of Evesham to Completely replace the Zoning Standards In Section 160-74.1 Senior Citizen Continuing Care With The SEN-3 Senior Residential Zoning District As Set Forth Herein and to Rezone Lot 2 in Block 2.06 in accordance with the SEN-2 Senior Residential Zone.

Leah Furey, Township Planner Testimony:

- Notes that these ordinances were reviewed already and recommended to the governing body. States that there was an error in adoption with the numbering. States that the ordinances were introduced on May 31st to Council for the June 12th Council Meeting (second reading).
- Notes that the ordinances have just been re-numbered; nothing has changed. They are simply going through the process.
- Ms. Furey goes over the ordinances again. Notes that they are somewhat consistent with the Master Plan. The intent is to provide housing for all income levels.
- Discusses the Fair Share Housing regulations: properties near transportation, shopping, etc.
- Ordinances meet some objectives in Master Plan but eventually will be consistent once Fair Share Housing requirements are finalized. Applicant has deadline with financing in July, so will be before planning board shortly.

Board Comment:

- Mr. Levenson asks about language in Ordinance 14-6-2018. Discussion ensues. Ms. Furey notes that the change in wording of the two ordinances is intentional.

Motion to Re-Recommended Ordinance to Governing Body

Motion: Cortland

Second: Parikh

Ayes: Marrone, Parikh, Cortland, Menichini, Levenson, Foster, Mond, Maratae

3. Ordinance No. 14-6-2018

Ordinance of the Township of Evesham Amending Chapter 160, The Zoning Code of the Township of Evesham To Create a new zone to be known as the Workforce Affordable Residential (WFA) Zoning District as section 160-66.3 as set forth herein and to rezone lot 2.03 in Block 36 in accordance with the Workforce Affordable Residential Zone.

This application was jointly discussed with Ordinance 13-6-2018. The testimony is included under the above application.

Motion to Re-Recommended Ordinance to Governing Body

Motion: Cortland

Second: Parikh

Ayes: Marrone, Parikh, Cortland, Menichini, Levenson, Foster, Mondy, Maratae

Public Comment: None

Board/Professional Comment:

- Mr. Rehmann wants the board to know of the changes in the NJDEP non-point source pollution updates. Both himself and Mr. Loughney have received certification.

Communications/Organization

- Next Meeting: June 21, 2018
- Ms. Kinney notes that she has sent an email regarding stormwater management training. The training should take approximately 45 minutes, and reminds the board to please sign the document. The training should be completed by June 30th.

Resolutions

PB 18-01:

Motion: Cortland

Second: Parikh

Ayes: Parikh, Menichini, Cortland, Levenson

PB 17-14

Motion: Foster

Second: Parikh

Ayes: Parikh, Foster, Maratea

PB 18-04

Motion: Parikh

Second: Menichini

Ayes: Parikh, Menichini, Levenson

Meeting adjourns at 8:21pm.