

TOWNSHIP OF EVESHAM

Planning Board

Minutes

April 19 2018

7:00 pm

Municipal Building

Call to Order

Vice Chairman Parikh made the call to order at 7:04 pm

Flag Salute

Statement of Conformance with Open Public Meetings Act

Vice Chairman Parikh made the statement of conformance with the Open Public Meeting Act and the Municipal Land Use Legislation

Roll Call

Present: Parikh, Cortland (arrives at 8:07 pm, during the hearing on Ordinance 10-5-2018), DiEnna, Foster, Dave, Maratae

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

Absent: Marrone, Zeuli, Menichini, Levenson, Mond

Meeting Minutes

April 5th, 2018: Meeting minute approval will be tabled until the May 3rd, 2018 meeting.

Unfinished/New Business

1. Joseph Schneeweis. PB 17-14. Change of Use & Site Plan Waiver/Minor Site Plan

79 East main Street, Block 4.12, Lot 4 (C-3 Zone District)

Applicant proposes to use the existing building for administrative offices for a cleaning business.

Patrick F. McAndrew, Attorney for Applicant

Mr. Platt goes over the process of how planning board applications are heard for the audience's benefit.

Witnesses:

Joseph Schneeweis, Applicant

Mike Avila, Engineer/Planner

Exhibits:

P1: Photo of what property (81 East Main Street) looks like from 2nd floor.

P2: Photo of property across the street (80 East Main Street)

P3: Photo of a bus stop in front of property.

Applicant Attorney Overview:

- Applicant started off application requesting site plan operation. Business is not a retail operation, just administrative offices for home cleaning business.

- Planning Board staff determined applicant had to come forward for minor site plan.
- Applicant proposes paved parking lot for 6 spaces.

Mr. Schneeweis Testimony:

- Co-owner of “Merry Maids.” Looking for local offices, as they are based out of Marlton.
- Business has 6-7 cleaners who arrive at office between 7:30 and 8am. When they arrive, they pick up equipment and schedule. Come back sporadically during the day to drop off equipment. Employees are at site no longer than 1 hour.
- Ask for variance to put parking area in. Two employees will work in office full-time from 7:30am to 5:30pm. Business will not be open later than 6pm. No vans, busses, or tractor trailers.
- Will schedule the employees (maids) 15 minutes apart over the course of one hour to balance parking area.
- Mr. Parikh asks about storage area to collect equipment? Mr. Schneeweis states that it will be located in basement. Really only have vacuum cleaners, mops, products. No hazardous materials will be stored.
- Discusses deliveries. Fedex/UPS will come once every three weeks for the delivery of supplies.
- Only personal cars will be parked on the lots. The employees use their own transportation to access sites.
- Discusses lighting at back of building. States that it is motion sensed on building and garage. Did this so it was not intrusive to others.
- Intend to put sign out front; will work with community Development for compliance and will look in accordance with other uses in the area. Sign is for visibility/advertising purposes only. There is no real need for public visiting the site.
- Discusses how they obtain business from clients. State that is typically word of mouth or online.
- Operation runs 5 days a week (M-F). Possibly 3-5 hours on Saturdays.
- Mr. Foster asks about the number of cars going in/out of building. Applicant says the maximum it would be is 7.

Mr. Avila Testimony:

- Gives background as professional planner and licensed engineer. Accepted as expert witness.
- Describes site plan and site plan improvements.
- Site will have 6 parking spaces plus one ADA space: small turn around area.
- Discusses stormwater and impervious coverage on site.
- Applicant is requesting 3 variances.
 - Number of Parking Spaces: 8 required; 6 proposed.
 - Landscape Buffer
 - Loading Berth
- Discusses the shall owing/topography of site with the C-1 Variance. Makes it difficult to comply.

- Applicant has attempted to maximize the best way to use property for particular use: applicant will schedule cars throughout to have sufficient space in driveway.
- Use is appropriate/suitable.
- Discusses truck berth requirement: state it is not appropriate due to nature of operations.
- Variances are justified because no public will be visiting the site.
- No substantial negative impact to granting variances.
- Fence recommended by Planning Board, will agree. Will also help with mitigation. Will ensure there are fences and trees to act as any buffers.

Applicant ends formal testimony

Leah Furey-Bruder, Township Planner

- Review letter with Nancy Jamanow (Director of Evesham Community Development), dated April 16, 2018.
- States that application is in the C-3 Zone: which is zoned for a variety of uses included commercial, offices, single family residential, and multi-family residential.
- Discusses zoning in the downtown area. Hard to make improvements without getting variances.
- Notes that one neighbor is a business, the other site includes residential units.
- Applicant has addressed use.
- States that the parking variance is justified. States that the users of the site will be familiar, as there is no public. So no issues.
- Stormwater: slight increase in run-off. However, it is not required for a project this small.
- Discusses Landscaping on the Western Property Line. applicant will install some landscaping/buffer. Evergreen trees will be planted on South Side to lot 9. Discusses East Side (Lot 3 adjacent). No room for landscaping buffer due to driveway. Discusses area where fence could go/visual screen.
- Discusses signage.
- States the motion sensor lights are adequate.
- If use changes of the site; they will re-review site.
- Asks about trash. States if the applicant has more trash than residential use, they will need to install a trash enclosure. Applicant states that the only trash generated will be from the administrative offices. All trash from the homes being cleaned stay at the homes.

Public Comment:

Susan Scott, 77 E. Main Street

- Expresses concerns about drainage. Asphalt going into the back; has drainage issues already. States that the asphalt will go to her backyard. Previous storms have been uprooted from storms, hence her concerns with drainage.
- Discusses privacy fence; asks if there can be a privacy fence on her property as well.

- Ms. Furey Bruder asks if she owns champs? Ms. Scott explains her relationship to the property, and its history. States that they rent to a tenant and it is a single family dwelling.
- Mr. Avila discusses drainage concern. States that no flow pattern has changed: swale to capture 7 ft and head towards Main Street. Fence in lieu of bushes could possibly help.
- Mr. Platt states that the applicant does not meet stormwater requirement so they are creating a swale to help water run-off to Main.
- Applicant states they will agree to put a fence instead of bushes on the south side.

Laurie Schade, 83 E. Main Street

- Notes that traffic on Main Street is a major problem. States that applicant does not understand the traffic and that people will be waiting to leave the site, thus it will not work.
- States that applicant cannot have 8 cars on property and they cannot get out of driveway. Ms. Furey Bruder notes that there is adequate room for the cars to turn around. Ms. Jamanow notes that parking is permitted on Main Street, and still have the ability to pull in the street if needed.
- Ms. Schade notes that she wanted a privacy fence, so she is happy with that.

Vikan Kirain, 81 E. Main Street

- Asks engineer to demonstrate how a vehicle will make a “radius turn” on the site. States that he believes it is only 5 spots, not 6 spots.
- Asks if a traffic study was conducted for the site? Mr. Platt states that a traffic study is not needed for a minor site plan approval. Mr. Kirain says yes, but the traffic is bad on Main Street. Mr. Platt responds that the use is allowed, and existing traffic patterns are adequate for the site, not Main Street.
- Notes that the lot is not suitable for commercial. Mr. Platt responds that he can talk about the variances requested, but the applicant does not require a use variance.
- Discusses the lack of buffer on driveway, states that it is an existing condition.
- States that he has exhibits to show the board. Mr. Platt says it is up to the applicant attorney on whether or not they will accept them. Mr. Kirain proceeds to discuss exhibits, Mr. Platt and Mr. McAndrew state whether they will be accepted to the board or not.
- States that side yard is an issue; does not know why the application is being considered. Mr. Parikh asks about other one way driveways. Ms. Furey Bruder talks about C-3 Zone on Main Street. Conversions happen from residential to commercial; width of driveway is okay, as there is no public business at site. States that the required parking is behind building so streetscape is maintained.
- Mr. Avila talks about turning radius and drive aisle width. States that there is more than ample room. Use is appropriate and meet requirements. Note that there is no traffic flow from site throughout the day.
- Mr. Kirain notes that the applicant cannot talk their way out of traffic. Talks about issues with the bus stop, and the width of the driveway for vehicles. Mr. Avila

notes that the same issues would happen if use was residential. Mr. Kirain disagrees.

- Mr. Kirain asks about the difference between residential to commercial uses in regards to cars/drive aisles/etc. Mr. Avila answers. Discussion ensues regarding driveway aprons, parking radius, k-turns. Mr.
- Mr. Kirain notes that the applicant has not demonstrated the turning radius. Discussion ensues. States that he will obtain an attorney to fight the application.

Susan Scott, 77 E. Main Street

- Asks about drainage to clarify a few points. Mr. Avila talks about swale, and drainage.
- Mr. McAndrew says they will work to ensure proper drainage.

Board Comment: None

Board Attorney Summary:

- Applicant is requesting change of use/site plan waiver/minor site plan
- Seeks 3 Variances, based on C-1 Hardships.
- Applicant will comply with review letter by the Township Planner
- Operation of business will run M-F from 7:30am to 6:30pm. Occasionally some Saturdays. 6-7 employees will enter the site at staggered times, along with 2 administrative employees.
- Signage, landscaping, and drainage concerns are all addressed.
- Review talked about the Fence on East side of property. Privacy fence will be on West property side in lieu of landscaping. Landscaping buffer will be placed on South Side.
- If applicant has more trash than a residential property, they will need to come back to install a trash enclosure.
- COA: Applicant will work with neighbor regarding the swale drainage on this site. Handled to not exacerbate issue. Professionals will work together.

Motion to Approve PB 17-14

Motion: DiEnna

Second: Foster

Ayes: Foster, DiEnna, Dave, Maratea, Parikh

2. Ordinance No. 10-5-2018

Leah Furey Bruder, Township Planner

- Ordinance referral: review to see if it is consistent with Master Plans.
- Creation of a WFA District: New Zone District at Marlton Executive Campus. Proposed to be 100% affordable housing project; with tax credits.
- 3 empty lots in the C-1 zone; due to wetlands, it is not good for development. Will assist town with housing obligations.
- Discusses the 2006 Master Plan.
- Mr. Cortland arrives at 8:07pm.

- Mr. Foster asks if this location would be rentals? Ms. Furey-Bruder says yes 1,2, or 3 bedroom units.
- Mr. Platt states that the Planning Board cannot find that it is consistent, but somewhat consistent: they should determine its consistency.
- Mr. Cortland asks about rentals and if this is all affordable housing? Ms. Furey Bruder explains special financing, etc of the property. It is site specific zoning.
- Mr. Platt discusses affordable housing obligations and other legal updates. Mr. DiEnna asks if we made up “workforce affordable housing zone?” Ms. Furey Bruder replies that we did not, but used it to make it sound stronger.
- Mr. Dave asks about if this is needed on what we provide already for affordable housing. Ms. Furey Bruder replies yes.

Motion to Recommend Ord 10-5-2018

Motion: Cortland

Second: Foster

Ayes: Cortland, Foster, DiEnna, Dave, Maratea, Parikh

3. Discussion on Resolution No. 121-2018

Ms. Furey Bruder states that this will authorize redevelopment study for Marlton Executive Campus. This is just a resolution for discussion, no formal action is required.

Public Comment: None

Board Comment: None

Communications/Organization:

Next Meetings: May 3, 2018 and May 10, 2018 (due to Art Show at Municipal Building)
 Reorganization meeting originally scheduled for July 5th. However, due to July 4th holiday, meeting will be cancelled and rescheduled for July 19th. Meeting may start earlier to finish reorganization, and then move on to regular business.

Resolutions

PB 14-16 FEN

Motion: Cortland

Second: Dave

Ayes: DiEnna, Cortland, Foster, Dave, Parikh

Meeting adjourned at 8:27pm.