

TOWNSHIP OF EVESHAM
Planning Board
Minutes

December 5, 2019

7:00 P.M.

Municipal Building

Call to Order

Meeting was call to order by Chairperson Marrone at 7:00 p.m.

Flag Salute

Statement of Conformance with Open Public Meetings Act – Chairwoman Marrone made the statement of Conformance with the Open Public Meetings Act and the Municipal Land Use Legislation

Roll Call:

Present: DiEnna, Friedman, Higginbotham, Levenson Mehigan, Parikh, Mayor Veasy, Marrone

Absent: Cortland, Maratea, Menichini

Staff: Wieliczko, Arcari, Taylor, Boulton, Kinney

Continuation of Scheduled Matters:

None

Minutes – 11-7-19

Motion to Approve – Higginbotham

Second – DiEnna

Ayes: Mayor Veasy, DiEnna, Mehigan, Friedman, Higginbotham

Resolutions

PB19-13

Resolution to Appoint Planner – Scott Taylor & Michelle Taylor, Taylor Design Group

Motion – Parikh

Second – DiEnna

Ayes: Mayor Veasy, Parikh, Levenson, DiEnna, Higginbotham, Friedman, Marrone

Unfinished/New Business

1. Bank of America PB 18-14A

Minor Site Plan

953 Route 73, Block 36, Lot 4.02

Scott Collins – Attorney for Applicant

Sworn for applicant – Paul Mutch - Engineer

- Applicant is proposing to construct an ATM kiosk
- 9' x 12' ATM kiosk with standard Bank of America logo
- Exhibit A-1 – Aerial of site dated 12/1/19
- Exhibit A-2 – Signage rendering dated 3/15/19
- Site is a 6.49acre parcel located in the C-1 Zone
- Site currently is the Galleria Shopping Center, 79,000 sq. ft., which includes a variety of retail shops and other permitted uses in the Zone
- ATM kiosk will be accessed through the parking lot on the north side of the site
- Landscape and lighting improvements are proposed to screen headlights
- Drive-through stacking of 3 cars are proposed where 7 are required
- Maximum building coverage of 27.8% exists, minimal increase proposed Applicant has agreed to provide actual proposed coverage
- 204 parking spaces now exist
- 358 parking spaces are required
- Board previously approved a variance for 218 spaces
- Plans indicate 204 spaces
- Applicant will strip additional spaces in the rear of the shopping center
- Total spaces to be 208

Scott Taylor – Board Planner’s letter dated 11-27-19

Mr. Taylor agrees with relief being requested

Applicant agrees with all conditions

Stacey Arcari – Board Traffic Engineer’s letter dated 11-26-19

Ms. Arcari agrees with relief being requested

Applicant agrees with all conditions

Applicant agrees with all conditions stated in the Board Professional’s letter and will work with the staff

Public Portion – None

Board Comment

Board Member Parikh

Will this impact the existing tenants parking?

No impact expected

Concerned about security

Lighting and security cameras will be installed

What banking business will be available
All banking business can be completed at the kiosk from the car

Board Member Friedman
Are walk-up customers expected
Not intended for walkup and not truly accessible

Will parking spaces being eliminated impact the existing tenants
No this location is not as desirable for the tenants

Board Member Mehigan
Questioned location of the easement
Applicant confirmed that the easement will be shown on the plans

Public Comment - None

Mr. Wieliczko summarized:
Applicant is requesting a Minor Site Plan with variances which include side yard setback, building coverage, parking spaces, drive through stacking – applicant has agreed to conditions set forth by the board and board professionals

Motion to approve PB18-14A Bank of America
Motion – Parikh
Second – Higginbotham
Ayes: Mayor Veasy, Parikh, Levenson, DiEnna, Mehigan, Higginbotham, Friedman, Marrone

Communications/Organization
Board Member Parikh welcomed Mr. Scott Taylor
Next meeting: January 16, 2020

Meeting Adjourned at 7:40 p.m.