

TOWNSHIP OF EVESHAM

Planning Board

Minutes

January 7, 2021

7:00 P.M.

Municipal Building

Via Video Teleconferencing

Call to Order

Meeting brought to order by Chairperson Marrone at 7:00 P.M.

Flag Salute

Statement of Conformance with Open Public Meetings Act

Chairperson Marrone made the Statement of Conformance with the Open Public Meetings Act and the Municipal Land Use Legislation and in accordance with the April 2, 2020 recommendations of the New Jersey Department of Community Affairs in hosting the Planning Board meeting via video teleconferencing

Roll Call

Present: Friedman, Hansen, Higginbotham, Natale, Mayor Veasy, Parikh, Cortland Marrone

Absent: Levenson, Mehigan

Staff: Norman, Darji, Taylor, Snee, Turan, Rijs, Boulton, Kinney

Continuation of Scheduled Matters – None

New Business:

1. AFAMAR, LLC PB 20-12

Preliminary/Final Major Site Plan with 'C' Variance

301-303 Lippincott Drive, Block 24.24, Lot 1 & 1.01 (C-1 Zone)

Richard Goldstein, Attorney for Applicant

Applicant proposes to construct solar photovoltaic canopies in the existing parking lot – 10 canopies are proposed containing solar cells

Existing site houses a 4-story professional office complex

Stanley Tolstunov – sworn

Mr. Tolstunov is the Vice President of Solar Division of Bright Core Energy Company, Design/Build Developer

Similar projects with Schools, Municipalities, Commercial Customer/Malls

Construction process will be done in phases – approximately 4 months start to finish

Energy generated will be used for existing buildings

In reference to ERI letter dated 12/31/2020 –

Solar panel structures are within the 20 ft. Utility Easement – applicant has letter from Verizon to address any concerns

Addressed solar panels and ability to withstand environmental loads such as wind, rain snow, ice, etc.- applicant stated the design will withstand these conditions

In reference to Taylor Design Group letter dated 1-5-2021

Applicant will provide information regarding the Solar Panel use and operation, maintenance, emergency shutoff provisions

Architectural design – cross beam columns, smooth concrete base – earth tones

In reference to CME letter dated 12/30/2020

Conditions acceptable to applicant

Douglas Grysko – Engineer – Dynamic Engineering – sworn

Exhibit A-1 Aerial Map - dated 10/23/2020 page 6 of 9

Exhibit A-2 Overall Site Plan – dated 10/23/2020 page 4 of 9 – showing solar panels over existing parking lot

will eliminate 3 parking spaces for electrical equipment pad, additional electrical pad behind office building

Variances requested – previously non-conforming

New Variances requested –

Front yard setback – Lippincott Dr. – 76' (Canopy)-100' required

Front yard setback – Centre Blvd – 83.9' (Canopy)-100' required

Side yard setback – Residential – 70.5' (Canopy)-100' required

Building Coverage 26.1% - 20% require

Mr. Grysko – applicant agrees to comply with conditions set forth in CME letter dated 12/20/2020

Mr. Grysko has worked with Deputy Chief Scott Freedman and provided information requested in his memo dated 1/4/2021. Deputy Chief Freedman's response memo dated 1/7/2021 confirmed and is satisfied with no further comments

Mr. Grysko referenced ERI letter date 12/31/2020 – applicant will comply with comments and recommendations

Applicant will provide waiver letter from Burlington County Planning Board and Burlington County Soil Conservation

Fencing will be solid vinyl – earth tones

Trash enclosure gates will be addressed

Solar panel configuration – do not expect any glare

Lights will be mounted beneath canopy and structure – no new poles

Working with owner to get information on existing lights and light levels and will supply to Board Planner

Trees on site will be removed from parking islands and will be replanted on site
Islands will have decorative stone

Matthew Sharo – Planner - Dynamic Engineering – sworn

Discussed new variances requested and stated that they will not have a negative impact

Scott Taylor – Board Planner – letter dated 1/5/2021

Suggest trees being removed be planted around perimeter of site

Colors to be use – earth tones

Takes no issue with the project

Behram Turan – Board Environmental Consultant – letter dated 12/30/2020

Acknowledged applicant has agreed to conditions set forth in letter

Rakesh Darji – Board Engineer – letter dated 12/31/2020

Reference 25' easement – it is the applicants understanding that only utilities are located in easement – will provide a note on plan

Board Comment

Mayor Veasy asked about the general condition of the existing parking lot and if any improvement would be done

Mr. Tolstunov said only parking spaces disturbed

Board Member Friedman questioned the minimum clearance show's 13'6"

Mr. Tolstunov said due to fire code 13'6" is the minimum

Board Member Friedman asked if once constructed will there be any parking spaces not covered?

Mr. Grysko – yes

Board Member Friedman asked the primary function of the solar panel's energy

Mr. Tolstunov – energy would feed the office buildings on site

Councilwomen Hansen asked how far from the closest measurement from canopy to front of building?

Mr. Grysko – closest – 42'-54' feet away

Councilwomen Hansen asked about the 29 trees to be relocated

Mr. Grysko – various spots on site and will work with Board Planner Mr. Taylor

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Public Comment

Peter Vandeerlin – sworn
Owner 400 Lippincott
Will there be any electrical vehicle charging spots
Mr. Tolstunov – no

Could this be done in the future
Mr. Tostunov – yes – will consult with Owner of Property
Possible 4 spaces could be supplied
Mr. Darji asked if conduits could be in place
Mr. Tostunov – yes

Mr. Tolstunov asked that Mr. Taylor give guidance in the picking of the colors for columns

Public Comment – Closed

Motion to approve PB 20-12 – Parikh
Second – Higginbotham
Ayes: Friedman, Hansen, Higginbotham, Natale, Parikh, Mayor Veasy, Marrone

Board Comment – None

Kevin Rijs – Director of Community Development reported that the updated 2020 Vision Plan will be on the January 21, 2021 Planning Board Agenda
LKR will give the presentation
Vision Plan is available on the Township web-site

Chairperson Marrone asked hat LKR talk about the past public involvement in this plan

Mayor Veasy said this review was started in 2018 and is an update

Mr. Rijs reported that a public hearing will be scheduled in February with updates to the Master Plan

Minutes – November 19, 2020

Motion to approve as corrected – Parikh
Second – Natale
Ayes: Friedman, Hansen, Higginbotham, Natale, Mayor Veasy, Cortland, Parikh

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Minutes – December 3, 2020

Motion to approve – Natale

Second – Hansen

Ayes: Friedman, Hansen, Higginbotham, Natale, Mayor Veasy, Parikh

Minutes – December 17, 2020

Motion to approve – Parikh

Second – Higginbotham

Ayes: Friedman, Hansen, Higginbotham, Natale, Mayor Veasy, Parikh

Resolutions

PB 20-22 Sammy's Express – Tabled

Public Comment – None

Board Comment – None

Next Meeting – January 21, 2021

Meeting Adjourned – 8:25 p.m.