

TOWNSHIP OF EVESHAM

Planning Board

Minutes

7:00 P.M.

June 2, 2022

Municipal Building

Call to Order

Meeting brought to order by Chairperson Friedman at 7:05

Flag Salute

Statement of Conformance with Open Public Meetings Act

Chairperson Friedman made that this meeting is being conducted in accordance with the New Jersey Open Public Meetings Act and all other applicable laws of the State of New Jersey. Notice of the conduct of this meeting has been posted in the Evesham Township Municipal Building and published in a newspaper of general circulation within the time required by law. All proceeding will be in accordance with the Open Public Meetings Act, the Municipal Land Use Law, and any other applicable laws of the State of New Jersey.

Roll Call

Present: Mayor Veasy, Councilman Freeman, Killion-Smith, Sullivan, Touri, Costello, Friedman

Absent: Higginbotham, Mehigan, Kavalkovich, Cortland

Staff: Cucchiaro, Darji, Taylor, Deputy Chief Freedman, Rijs, Kinney

Continuation of Scheduled Matters - None

New Business

1. 200 Route 73 North

P22-04

Block 20, Lot 1.01 C-1/EVCO Zone

Route 73 Property LLC/ Olga's Diner

Robert S. Baranowski, Jr., Attorney for Applicant

John Scorsone, President, Solare America, Expert in Solar Design & Energy

Vasilios Dovas, Owner

Applicant is seeking a Minor Site Plan with Bulk Variances

Applicant is proposing to construct three canopies to support a series of solar arrays over parking on a portion of the site occupied by Olga's Diner

Applicant has no issues with comments made in the ERI and Taylor Design letters

Applicant agrees to work with Professional staff

Variances requested are for rear yard setback – 35' where 50' is required and

Maximum height – 18' where 8' is required

Rear property is screened with trees and fence

Exhibit A-1 – Google print out of 89 Baker Blvd. shows dense buffer of trees and fence along property line

Lights will automatically be turned off 2 hours after closing

Hours of operation – 8:00 a.m. to 10:00 p.m.

Proposed solar usage includes this project and roof mounted panels

Carports to be located along Route 73 and rear of property

In discussion with Fire Marshal the two rows close to the building the Y shaped carport option will be used

Y shape structure height – 14' minimum, 25' maximum

L shape structure height (rear of property) 14' minimum, 22' maximum

Board Member Sullivan – concerned about the structure

Mr. Scorsone – post will be 14' at base – foot print will not change just the angle

Board Member Killion-Smith – concerned about the property owners along rear of property and how the will be effected by lighting

Mr. Scorsone – lights will be focused downward underneath the structure and will improve the lighting and can be adjusted if needed

Mr. Dovas – will work with neighbors

Applicant agrees to recommendation made by Mr. Taylor concerning the Kelvin lamp levels

Mr. Scorsone – utilities will be interconnected – received permission from PSE&G and will be located where meter is now – no additional equipment is needed

Mr. Scorsone gave testimony that solar panels do not reflect glare

Landscaping will not change

No parking spaces are being removed – amount stay the same

Applicant will manage construction properly with minimal obstruction to property

Construction should take approximately 3 weeks to install

No change to grading or traffic pattern

Rakesh Darji – ERI, sworn – letter dated 5-24-2022

Applicant has addressed comments and recommendations

Lighting is a benefit underneath and is controllable

Applicant agrees to work with ERI, Taylor Design and Township during construction to make sure adjacent properties are not impacted

Questioned was the impact on the Chic-Fil-A property during construction

Mr. Scorsone – does not feel it will be impacted but will work with them

Access will not be blocked, drive aisles will be maintained

Regarding decommission – solar panel to be removed 12 months, cease of operation

Mr. Scorsone – the life expectance is 30-40 years

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Scott Taylor – Taylor Design, sworn – letter dated 5-20-2022
Applicant has addressed comments and recommendations
Applicant agrees to comply to show trees to be removed and relocated, landscaping material on plans – Applicant will work with Mr. Taylor

Fire Marshal Scott Freedman, sworn – memo dated 5-12-2022
Applicant will work with Fire Marshal on height
Fire Marshal is good with moving forward and applicant will submit information needed from vendor

Board Comment

Councilman Freeman – are you going to have outdoor dining and will there be any parking be lost due to construction

Mr. Dovas – outdoor dining was used during COVID. No parking will be lost

Chairman Friedman – concerning parking, will any be lost during construction?

Mr. Scorsone – there is a possibility but it will be minimal. Will work with Olga' on best times so not to have an issue. Only equipment on site will be what is being installed that day. No equipment will be stored on site.

Mayor Veasy – asked about the lighting that has been used around the Township (along route 73 and Route 70) and can the applicant match the color

Mr. Taylor – lighting will be recessed and can be made to match the architecture of the building
Applicant agrees to work with this

Mayor Veasy asked if equipment will be left on site

Mr. Scorsone – only the panels being installed that day will be on the site that day

No parking spaces will be impacted.

Panels on roof will be installed first

Board Member Sullivan understands that the Diner shares property with Chic-Fil-A and will this project have an impact on their access

Mr. Dovas – they are two separate properties – separate landscaping and lighting

Mr. Dovas – will have a discussion with Chic-Fil-A but feels they will not be affected

Mr. Cucchiaro – No construction vehicles or material will be on the Chic-Fil-A property

Mr. Scorsone – yes

Mr. Dovas – Baker Blvd.'s access will be used

Board Member Killio-Smith – do you have plans to provide ADA parking during construction

Mr. Scorsone – only minimal parking spots (not ADA) will be disturbed

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Mayor Veasy – will the trash enclosures be affected for pick up
Mr. Scorsone – no

Chairman Friedman – the power generated is solely for Olga's
Mr. Scorsone – system is designed for Olga's

Public Comment – None

Mr. Cucchiaro
Applicant is seeking a Minor Site Plan, variances, submission waives and is subject to all conditions

Motion to approve P22-04 200 Route 73 North-Route 3 Property LLC – Costello
Second – Killion-Smith
Ayes: Mayor Veasy, Councilman Freeman, Killion-Smith, Sullivan, Touri, Costello, Friedman

Minutes – 5-19-2022

Motion to approve – Councilman Freeman
Second – Sullivan
Ayes: Councilman Freeman, Sullivan, Costello, Friedman

Resolutions

Public Comment – None

Board Comment

Mayor Veasy thanked the Board and the Professionals for their work and their patience with the lack of air conditioning in the building

Communication/Organization

Mr. Cucchiaro that the June 16, 2022 Planning Board meeting will be a Public Hearing for the Preliminary Investigation of Areas in Need of Redevelopment

Next Meeting – June 16, 2022

Meeting Adjourned – 8:15 p.m.

