

**TOWNSHIP OF EVESHAM**

**Planning Board**

**Minutes**

**November 3, 2022**

**7:00 P.M.**

**Municipal Building**

**Call to Order**

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

**Flag Salute**

**Statement of Conformance with Open Public Meetings Act**

Chairperson Friedman made the statement 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 proceedings 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, Higginbotham, Killion-Smith, Everhart, Sullivan, Smith, Costello, Friedman

**Absent:** Councilman Freeman, Kavalkovich

**Staff:** Cucchiaro, Darji, Snee, Taylor, Newton, Kinney

**Continuation of Scheduled Matters - None**

**New Business**

- |   |                      |
|---|----------------------|
| <p><b>1. 140-150 Route 73 N., #146</b><br/>Block 25.02, Lot 2 (C-1/EVCO Zone)<br/>Singas Famous Pizza – (Sarask LLC)<br/>Plaza 73 Shopping Center<br/>Jennifer Johnson, Attorney for Applicant<br/>Jigar Patel, Owner – sworn<br/>Applicant is for bulk variance and waiver of development standards<br/>Proposes a pizza restaurant<br/>Requesting parking variances<br/>Proposes no exterior changes<br/>Signage will meet ordinance requirements<br/>Hours of operation – 7 days a week – 10:00 a.m. to 10:00 p.m.<br/>Maximum 3 employees – employees will park behind building</p> | <p><b>P22-12</b></p> |
|---|----------------------|

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Mostly take-out business – will also have 10 seats  
Deliveries will be made once a week to the rear door  
Condition of parking lot is good and owner will re-stripe  
Dumpsters in parking spaces - will be removed  
Letter of No Interest from NJDOT will be provided

Rakesh Darji – ERI – letter dated 10-28-2022  
Parking variance is required and site plan waiver  
100 parking spaces exist – with location of dumpster – 97  
Parking lot will be re-striped and refreshed  
Applicant has provided testimony needed

Board Comment

Board Member Sullivan- how are parking spaces calculated

Mr. Darji – per ordinance section 160-32

Board Member Killion-Smith – questioned business nights & weekends  
Applicant will meet conditions of Fire Marshal

Mayor Veasy – do you have any other stores and their locations

Mr. Patel – this is a franchise – there is one in Edison, NJ

Public Comment – None

Mr. Cucchiaro summarized

Applicant is seeking:

Waiver of site plan

Parking variance – 97 spaces – if dumpsters stay – with enclosure – 100 spaces if removed

Subject to Fire Marshal condition

Motion to approve P22-12 – 140-150 Route 73 North – Higginbotham

Second – Smith

Ayes: Mayor Veasy, Higginbotham, Killion-Smith, Everhart, Sullivan, Smith, Costello, Friedman

**2. 23 East Main Street**

**P22-09**

Block 4.06, Lot 3 (C-3 Zone – Marlton Village Rehabilitation Area & Redevelopment Plan – Redevelopment Plan date 4-27-2022 was adopted by Township Council on 6-1-2022 as set forth in Ordinance 9-6-2022

Patrick McAndrew – Attorney for Applicant

Lorenzo Ballerini – sworn

Richard F. Johnson – Architect – sworn

Ralph S. Hartman – Planner – sworn

Richard Johnson – Engineer – sworn

Applicant is requesting a Minor Subdivision, Preliminary and Final Major Site Plan  
Project includes:

- One existing mixed-use building fronting on Main St. with first floor ice cream shop and 2 accessory apartments located on the second floor

- One new Triplex/3-unit townhouse residential building

- 12 off-street parking spaces to be used in conjunction with the mixed use/townhouse development

- Two new single family units fronting Oak Ave. with garage and driveway parking

Requesting bulk variance for side yard setback of 31.3 ft. where 35 ft. is required

Requesting bulk variance for impervious coverage of 61.9% where a maximum of 60% is required -applicant will make adjustments to the proposed patio, using pavers to help meet the required impervious coverage

Requesting design waiver for driveway – existing condition 15.2 ft. from the property line

Requesting design waiver for lighting – applicant will use existing lights – will add shields

Requesting design waiver for trash enclosure – applicant would like to use fencing that would be the same as used on the rest of site

Affordable Housing obligation will be met – applicant has been in talks with the Township – will be in conjunction with the Redevelopment Plan

Scott Taylor – Taylor Design – letter dated 10-31-2022

Applicant agrees to comments and recommendations

Color of buildings – will be mixed colors – will have some variations – agrees to work with staff

Trash enclosure will have individual cans

Mr. McAndrew – signage will be for identification only – in connection with commercial space

Parking – Mr. Ballerini – commercial space will be located in front of site – commercial portion is geared for walk up service - limited amount of parking on site, there is public parking located across Main St.

Rakesh Darji – ERI – letter 10-31-2022

Applicant has been working with Mr. Darji and have addressed comments

Mr. Darji has not objection to the reuse of lighting & can use LED bulbs

Applicant agrees – if additional light is necessary will comply

Impervious coverage is still a variance but the use of porous pavers should satisfy both the Environmental Commission and Mr. Darji

Shared parking testimony is sufficient

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Eric Snee – CME – letter 11-2-2022 and Environmental Commission memo – dated 11-2-2022

Applicant has addressed issues

Stormwater will be managed on site

Mr. Miller – drainage is clean – drains onto Main St. and Oak Ave. and flow properly, swales and planting will absorb in green infrastructure matter

Applicant will provide Electric Vehicle Charging Station

Applicant will comply with information under Exhibit A-1 – Cultural Resource Survey

Applicant will comply with Historic Preservation Commission

Applicant will submit all documents for testing of and all materials as required

#### Board Comment

Mayor Veasy - thanked applicant for investing in downtown area

Asked the location of the townhouses – Mr. Ballerini – referenced plan

Mr. Ballerini stated that all units will be rentals

Affordable unit will available

Mr. Ballerini will consider looking into solar

Color scheme will be within HPC guidelines

Board Member Everhart – all units being rental, including commercial – who will be running these. How many parking spaces on site? What would be the hours of operation for commercial? How about signage?

Mr. Ballerini will be running the property. There are 12 spaces on site. At this time not sure about the hours of operation

Signage will be inside building and will comply

Mr. Ballerini also stated that bike racks will be installed

#### Public Comment

Ila Vassallo, 5 Beauport Ct., Chairperson Evesham Environmental Commission

Thanked applicant for addressing the EC memo and CME & ERI letters

Asked the outcome of the impervious coverage, asked about plantings and stormwater control

Mr. Darji – 62.19 % - still need a variance – applicant will use porous pavers

Applicant will try to use plants more friendly and will work with Mr. Taylor

Ms. Vassallo asked that solar be considered and can be integrated into the look of the home and can be beneficial

Mr. Taylor – could consider being placed in the back of the townhouses

Mr. Cucchiaro summarized

Applicant is seeking:

Minor Subdivision, Preliminary and Final Site Plan, Bulk variances, and Design waiver relief

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Motion to approve P22-09 – 23 East Main St. – Higginbotham  
Second – Killion-Smith

Ayes: Mayor Veasy, Higginbotham, Killion-Smith, Everhart, Sullivan, Smith, Costello, Friedman

**Minutes – 10-6-2022**

Motion to approve – Killion-Smith  
Second – Smith

Ayes: Higginbotham, Killion-Smith, Everhart, Sullivan, Smith, Costello, Friedman

**Memorialization of Resolution**

Motion to approve 2022-PB-15 – Route 70 Management, LLC - P22-06 – Killion-Smith  
Second – Sullivan

Ayes: Mayor Veasy, Killion-Smith, Everhart, Sullivan, Friedman

Motion to approve 2022-PB-16 – Enlighten Health & Wellness, LLC – P22-07 -Higginbotham  
Second – Killion-Smith

Ayes: Higginbotham, Killion-Smith, Everhart, Sullivan, Costello, Friedman

Motion to approve 2022-PB-17 – Evesham Owners Urban Renewal, LLC – P22-11(PB14-SPF2) -  
Higginbotham

Second – Killion-Smith

Ayes: Mayor Veasy, Higginbotham, Killion-Smith, Friedman

**Public Comment - None**

**Board Comment – None**

**Communication/Organization**

Scott Taylor gave a status update on the Open Space Recreation Plan – working with the Township Engineer and will bring information to Board when available

Board Secretary Newton – gave information on the Zoning Board of Adjustment Annual Report for 2021-2022 adopted at the Zoning Board on October 17, 2022. Zoning Board gave a recommendation to review the signage ordinances

Board Secretary Newton reported the Delaware Valley Regional Planning Commission has sent a survey concerning bicycle paths along Main St and is currently in communication with the Township

**Next Meeting – 11-17-2022**

**Meeting Adjourned – 8:45 p.m.**