

TOWNSHIP OF EVESHAM

Planning Board

Minutes

July 17, 2023

7:00 P.M.

Municipal Building

Call to Order

Meeting brought to order by Chairperson Killion-Smith at 7:00 p.m.

Flag Salute

Statement of Conformance with Open Public Meetings Act

Chairperson Killion-Smith 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.

Present: Bock, Costello, Higginbotham, Wyllner, Everhart, Deputy Mayor Freeman, Killion-Smith

Absent: Friedman, Todd, Mayor Veasy

Staff: Karp, Arcari, Darji, Deputy Chief Freedman, M. Taylor, Newton, Kinney

Continuation of Scheduled Matters - None

New Business

1. Route 70 & Locust Avenue

PB22-11(PB14SPF2)

Block 27.02, Lots 2.09, 2.10 & 2.11

Evesham Owner Urban Renewal, LLC

Redevelopment Area: Tri-Towne Shopping Center – Renaissance Square

C-1/EVCO District

Timothy Prime, Attorney for Applicant

Applicant is proposing to reconfigure existing parking spaces, add signage for designated parking specific to existing uses on site, relocate a trash enclosure for the Chicken or the Egg restaurant and construct an 8ft. high screening fence and storage area at the rear of the restaurant

Covered storage area will be for restaurant dry goods

Applicant proposes to install 2 remote self-contained compactors

Refuse Carts will be used to deliver refuse to compactors

Amand Blett, ARNA Engineering – sworn
Exhibit A-1 – Refuse Cart Exhibit
Exhibit A-2 – Picture of Cart
Exhibit A-3 – Dimensions of Cart
Exhibit A-4 – Picture of rubber wheels on cart
Exhibit A-5 – Details on Self-contained Compactor
Exhibit A-6 – Fence and screening information

Amand Blett, ARNA Engineering - sworn
Referred to site plan and proposed parking numbers

Exclusive residential parking – open	339 spaces
Exclusive residential parking- garage	72 spaces
Non-exclusive residential parking	47 spaces
Exclusive Chicken Or The Egg parking	41 spaces
Exclusive retail/commercial parking	50 spaces
Exclusive Virtua parking	60 spaces

Non-exclusive parking	376 spaces
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Virtua Building - 42 new spaces in rear – restriping spaces in front to 9' X 18' (which is permitted)

Removing and relocating of trash enclosures – cart to be used for transport of trash will have rubber wheel for less noise

Compactors – (1) trash (1) recyclables – 80' X 32' concrete pad
8' high storage area with screen wall to match the building

Mr. Blett referred to site plan showing the path the cart would use

Board Member Costello – are the compactors safe and could children have access

Mr. Prime – completely sealed

Mr. Rob LaScala – sworn – there is a gate, compactor is completely safe, sealed and locked by key

Board Member Costello – what would happen if other stores need trash areas

Mr. Prime – all would have their own

Vice-Chair Everhart – how is trash removed

Mr. LaScala – by trash company – at this time, 5 days a week – with proposed probably only once a week. This compactor will be quieter and in a better location and will be a benefit

Deputy Mayor Freeman – who will regulate the assigned parking spaces

Mr. Prime – the Owner

Deputy Mayor Freeman – do the parking counts include the previous approval for the work to be done at the Dunkin Donut location

Mr. Brett – yes

Mr. Brett – 200 spaces are being reduced from 10' to 9' wide and 22 spaces are being added

Mr. Darji – ERI – no variance is needed

Deputy Mayor Freeman – concerned about the residents

Mr. Brett – there will be less congestion

Vice-Chair Everhart – who will benefit

Mr. Brett – non-exclusive spaces

Vice-Chair Everhart – is there signage for residents

Mr. Jack Tuycher – will stencil the spaces and mark for residents

Chair Killion-Smith – will there be any new ADA spaces

Mr. Brett – have not added any new ADA spaces – site meets the requirement

Mr. Darji – the reconfiguration meets the requirement

Deputy Mayor Freeman – asked about the screening wall and fence location

Mr. Darji – referred to site plan for location

Michelle Taylor – Taylor Design Group – letter dated 7-13-2023

Applicant agrees to comments and recommendations

Ms. Taylor asked the hours the compactor is in use

Mr. LaScala – compact is not turned on every time – restaurant closes as late as 1:45 a.m.

Mr. LaScala agrees that the compactor will not be turned on after 10:00 p.m.

Ms. Taylor asked if any other landscaping or lighting is to be altered

Mr. Brett – some landscaping islands will be moved

Ms. Taylor wants zoning table on site plan

Chair Killion-Smith – asked about lighting along path to compactor

Mr. Brett – lighting is adequate

Mr. Rakesh Darji – ERI – letter dated 7-12-2023

Applicant agrees to comments and recommendations

Testimony has been provided for the operation of compactor

Compactor will not be operated after 10:00 p.m.

Mr. Darji asked about residents parking spaces

Mr. Tuycher – residents will have stencil marked spaces and a sticker

Mr. Darji – Virtua employee parking spaces will be behind the building and marked

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Applicant has addressed lighting and is subject to professional review

Deputy Chief Scott Freedman – memo dated 7-13-2023
Applicant agrees to comments and recommendations
Asked that nothing is stored along concrete walkway

Public Comment

Steve DiPietro, 95 Overington Ave.

Mr. DiPietro – noise from site on Sundays due to rock concerts. Peace disturbed on the other side of Route 70 –would additional buffering be considered

Mr. Karp – noise is regulated by State Ordinance and Township – it is not a matter for this board

Mr. Karp summarized

Applicant is seeking amended site plan

Conditions stated

Carts with rubber wheels

Reconfigure existing parking spaces

Addition of compactor not to be operated after 10:00 p.m.

Owner to seeking Title 39 approval

Add Zoning Table to plans

Work with Professionals for lighting

Add signage to indicate parking spaces

Motion to approve P22-11 – Route 70 & Locust Ave. – Deputy Mayor Freeman

Second – Higginbotham

Ayes: Bock, Costello, Higginbotham, Wyllner, Everhart, Deputy Mayor Freeman, Killion-Smith

2. Master Plan Consistency Determination

Evesham Landfill Solar Energy Redevelopment Plan

Ordinance #13-8-2023 Adopting the Evesham Landfill Solar Energy Redevelopment Plan for certain properties know as Block 48, Lot 19.01 & 33.02; block 50, Lot 18, 19, 20.01 & 21 located at 545 & 540 Tomlinson Mill Road

John Barree, Heyer, Gruel & Associates

Here this evening to determine to be Consistent with Master Plan

Has discussed with Pinelands – plan aligns with Pinelands standards

This is no proposed design at this time

Public Comment

Ila Vassallo, 5 Beauport Court

This is a great idea

This is a Brownfield

Looking at plan questioned information on page 13 & 14

Mr. Barree, will revise information on page 13
Clearing is subject to approval by Township and Pinelands. There will be limited clearing

Motion to Recommend to Township Council Redevelopment Plan is consistent with
Master Plan – Higginbotham

Second – Wyllner

Ayes: Bock, Costello, Higginbotham, Wyllner, Everhart, Deputy Mayor Freeman, Killion-Smith

Minutes

Motion to approve July 6, 2023 minutes – Deputy Mayor Freeman

Second – Everhart

Ayes: Costello, Higginbotham, Everhart, Killion-Smith, Deputy Mayor Freeman

Memorialization of Resolution - None

Public Comment

Board Comment

2023 Open Space and Recreation Plan Element

This has been tabled at this time

Mr. Karp – proposed plan has been distributed to the Board. This will not be discussed this evening. Pinelands is doing an evaluation

Chair Killion-Smith – this is still a working (draft) document

Public Comment

Ila Vassallo, 3 Beauport Ct.

Is there any timeline that can be open to the public, can an OPRA be requested?

Mr. Karp – at the Clerk's office

Communication/Organization

Board Secretary Newton – the next scheduled meeting is August 3, 2023. This meeting may be cancelled. Board Members will be notified

Next Meeting – 8-3-2023

Meeting Adjourn – 8:35 p.m.