

**TOWNSHIP OF EVESHAM  
Planning Board**

**Minutes**

**7:00 pm**

**June 21 2018**

**Municipal Building**

**Call to Order**

Alternate Vice-Chairman Cortland made the call to order at 7:03 pm

**Flag Salute**

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

Alternate Vice-Chairman Cortland made the statement of conformance with the Open Public Meeting Act and the Municipal Land Use Legislation

**Roll Call**

**Present:** Cortland, Zeuli, Levenson, DiEnna, Foster, Dave

**Also Present:** Walters, Rehmann, Loughney, Furey-Bruder, Turan, Arcari, Kinney, Bittner

**Absent:** Marrone, Parikh, Menichini, Mondì, Maratea

**Meeting Minutes**

**June 7, 2018**

*Minutes will be tabled until the July meeting.*

**1. Ordinance No. 16-7-2018.**

*An Ordinance of the Township of Evesham, County of Burlington, State of New Jersey Adopting an amended redevelopment plan for Block 4.09, Lots 11 & 12 (new lot 11.01), 13.01, 14, 15,16,17,18, & 19 (Familiarly Known as 42 & 52 East Main Street and 7,9,15,17,19 & 25 Cooper Avenue)*

- Ms. Furey discusses Ordinance 16-7-2018
  - Ordinance was introduced to council at the June 12th meeting. Ordinance will have second hearing on July 17th.
  - Site of the former Bank/Harvest House (already included in rehabilitation/redevelopment plan).
  - Contract purchaser of the harvest house: buy lot for stormwater management.
  - Ordinance will make properties on Cooper as part of the redevelopment plan. Currently a group of small lots.
  - This will allow developer of Harvest House to use property and proceed with redevelopment.
  - Notes that the plan is to preserve the Harvest House.
  - Ms. Walters asks if the redevelopment plan is consistent with Master Plan and 2020 vision plan? Ms. Furey responds yes. Ms. Walters states that they will have a resolution to memorialize and send to governing body prior to their meeting.
- Ms. Furey also provides an update regarding Fair Share Housing.
- Notes that this has been negotiated extensively through the courts, and the Township is close to settling the case.

- Once the case is closed, the Township can move forward with redevelopment.

Motion to Recommend Ordinance 16-7-2018 to Governing Body

Motion: Levenson

Second: Foster

Ayes: All (*a roll call vote was taken*): Cortland, Zeuli, Levenson, DiEnna, Foster

2. **Republic First Bank. PB 17-16A**

***Amendment to Major Site Plan-Sign Variance.***

*178 Greentree Road., Block 2.01, Lot 7.01 (C-2 Zone District)*

*Applicant is proposed a 161.1 sq. ft. freestanding monument sign.*

*Damien Del Duca, Attorney for Applicant*

Witnesses: None

Exhibits: None

Applicant Attorney Overview:

- Republic Bank: 178 Greentree Road (tenant); Greentree/N. Maple Avenue.
- March 1st: Granted Approval; Republic Bank at pad site.
- At meeting; applicant withdrew the freestanding pylon sign. Pylon sign has since been eliminated, and applicant is proposing a monument sign.
- Variances Requested:
  - Number of freestanding sign for street frontage. Applicant agrees to not put signage on Greentree Road (existing panel signs).
  - Depth of sign is 18 inches face to face.
  - Internal illumination of only the copy. Have LED lights inside box.
- Applicant has received letters from Township Planner and Township Traffic Engineer. No objections/comments to their letters.

*Applicant ends testimony.*

Leah Furey, Township Planner

- Review letter dated June 6, 2018
- Sign is what Township has asked for: recommend variances, as they are minor from before.
- Ask to put revision date on revised plans. Applicant says yes.

Stacey Arcari, Traffic Engineer

- Review letter dated June 4, 2018
- Agrees with Leah; biggest concern was the placement (moved out of easement/site triangle) so okay with that.

Ms. Walters asks if the justification for signs some as previous testimony? Mr. Del Duca replies yes. Discusses how variances are verified/meet positive criteria/better planning alternative than what was previously presented.

Public Comment:

**Lee Hudson, 18 Stowe Road**

- Asks if this is a Scarborough property? Applicant says it is owned, but developer is Republic Bank.
- Asks about location of signs, and if it will be two sided?
- Applicant talks about justification for freestanding signs.
- Mr. Hudson says there are a lot more signs.
- Discussion ensues.

Board Comment:

**Board Attorney Overview:**

- Applicant is seeking approval to amend the preliminary/final major site plan.
- Permit box of sign depth; entire sign internally illuminated.
- No changes or revisions to anything else that was approved in March.

Motion to Approve PB 17-16A

Motion: Foster

Second: Levenson

Ayes: Foster, Levenson, Zeuli, DiEnna, Cortland

*Meeting pauses at 7:28pm. Meeting resumes at 8:02pm.*

*Ms. Walters notes that Mr. DiEnna has departed due to conflict with the next two applications. Mr. Dave has joined the dais. Asks Ms. Kinney to do another Roll Call Vote.*

**3. Evesham Senior Apartments. PB 18-03**

***Preliminary & Final Major Site Plan.***

*16 Stow Rd., Block 2.06, Lot 2 (SEN-3 Zone District)*

*Applicant is proposing to construct a 4-story, 68-unit affordable housing apartment building with integrated garage facility for senior citizens.*

*Damien Del Duca, Attorney for Applicant*

Witnesses

- Joseph Del Duca, Owner
- Jayson Scullo, Engineer
- James Haley, Architect

Exhibits

A1: Overall Site Plan

A2: Colorized rendered version of architectural frontage. Dated June 21, 2018.

A3: Colored version of site plan

A4: Sheet demonstrating parking level plan and first floor plan.

A5: Second and third floor plan

A6: Fourth Floor Plan

A7: Cover sheet for plan rendering

O1: Three page document: First page rendering of house; Second & Third Pages (History of property)

O2: Objectors notes. *Handed in after his comments.*

Applicant Attorney Overview:

- Applicant is seeking to build Evesham Senior Apartments, 68 apartment units.
- Units proposed at 16 Stowe Road: intersection of Greentree Road and Eves Drive.
- In 1999; the site was approved for office space of 2.3 acres. The office was never constructed.
- Applicant is proposing 68 units; state of the art building that will be four stories. Units will be 100% affordable; and an age-restricted community.
- Site will be LEED certified/sustainable community; not a low-end building.
- Applicant is seeking preliminary/final major site plan approval (SEN-3: SR Residential Zones)
  - Surrounded by IP Light Industrial Properties/Commercial.
  - Provide opportunity to provide housing on in-fill site.
- Complies with all ordinances; no waivers. “By Right” Application.
- Applicant is submitting minor waiver requests.
- Met with board professionals; agree with all comments in letters.
- Agree to comply with comments or meet with professionals to satisfy concerns. If not, applicant will come back to board.
- Applicant talks about HMFA financing: timeline needed to receive this. Timing is a critical issue.

Joseph Del Duca, Owner

- Principal of Walters Group.
- Group has 15 communities either built or are being constructed.
- Group does own construction and management of properties.
- Working with Township for past 18 months or more to find place in community.
- Available site; own property. Currently in-fill spot. Office spat isn’t really in need.
- Talks about how the federal tax credits work; and how this translates to the state and local levels.
- Talks about point category: project achieves perfect score.
- Talks about timeline for tax credits and process.

Jason Scuillo Testimony:

- Gives qualifications/accepted by Board as witness.
- Gives overview of proposed site plan.
- Three driveways for vehicular access on Stowe Road; propose striping on Stowe road.
- Gives overview on how parking will work on site.
  - 42 parking spaces inside site; 26 outside site: complies with parking.
- Driveway satisfies all site triangle regulations/requirements. Provides testimony on this regarding ASHTOE Standards.

- Provides overview on how stormwater will be managed. Compliant with local standards and DEP standards. Improve from the 1999 original improvement.
- Discusses design, bulk, and area standards: no variance required. By-Right Plan.

James Haley Testimony:

- Gives qualifications; accepted by Board as expert witness.
- Gives overview of primary architecture features of community.
  - Design compliant with all codes.
- Site includes surface parking; trash room; steps/elevator; small lobby.
- First Level: Includes covered pathway into building; large fitness center for residents; management office/community services; and community room. There is also a deck that overlooks water features.
- There are 63 one bedroom units and 5 two bedroom units. All are compatible with state and federal funding regulations. Two of the units will be for the hearing/visually impaired.
- On the second floor will include a two story area and a deck off of the library.
- Each floor will have a fully-accessible trash room.
- Goes over what is contained on each floor.
- Building will gain LEED certification under current standards.
- Each unit will have a balcony; which will vary in size.
  - Most units will have a 4 ft by 10 ft balcony.
  - Other units will have 4 ft by 6 ft balcony.
- Discusses the screening of gas meters. Notes that they only anticipate one gas meter; which requires a minor amount of screening.

Mr. Del Duca notes that the applicant has brought a Traffic Engineer to answer questions, but there is no need to hear formal testimony from him.

*Applicant ends formal testimony.*

Leah Furey, Township Planner

- Review letter dated June 19, 2018.
- Discusses the zoning of the property: site is available, suitable, developable.
- Discusses the surrounding area: commercial properties with many vacancies. Land use change to more service based buildings than light industrial.
- Applicant's proposal is compliant.
- Site is deed restricted for affordability (low-moderate income individuals).
- Few comments; applicant is agreeable to all comments.
- Site is disturbed/clear previously. Applicant has agreed to put up fencing with Lot 5, which is the Thomas Collins House to delineate clearing.
  - Applicant agrees that buffer will be maintained; will go back after clearing in case additional landscaping is needed.
- Discusses signage: sign on plan was in excess. Applicant will reduce size of the sign so that it is compliant.

Behram Turan, Township Environmental Engineer

- Review letter dated June 19, 2018.
- Received responses to comments, and has had phone calls with the applicant.
- Applicant agrees with request for design waivers.
- Notes there are two environmental sites of concern. Applicant agrees to do more testing in these areas. No further testing is required.
- No further comments for applicant.

Stacey Arcari, Township Traffic Engineer

- Review letter dated June 18, 2018.
- Met with applicant's professionals and issued a response letter.
- Applicant has agreed to work with her to resolve issues.
- Parking: 68 spaces meet requirements. Both on site requirements and overall requirements.
  - Lot includes on-street parking on Stowe Road.
  - Ordinance requires there be a designation of "on street" parking; so they will work with applicant.
  - Senior Low/Affordable housing has very low trip generation on site.
- Mr. Cortland asks about parking in shoulder of the road? If there is an idea of striping? Ms. Arcari says they will designate the 7 spaces.

Chris Rehmann/Bill Loughney, Township Engineer

- Review letter dated June 18, 2018.
- Proposed measures are an improvement from previous agreement.
- Discusses storm water management.
- Asks about impact of site on storm water management in industrial site? Mr. Scullo says they will improve downstream regulations. Discussion ensues.

Board Comment:

- Mr. Levenson asks about parking and the location of handicapped spaces? Applicant states that it is not shown on the document, but on the site plan. Notes that the four spaces designated are adequate per ADA requirements. Applicant also notes that code enforcement dictates where handicapped spaces go. They will designate spaces for medical uses. Applicant will need to work with Code Enforcement to meet requirements.
- Mr. Cortland asks what other communities the Walters Group Manages? Applicant answers what communities they oversee. Mr. Cortland asks about the size of units? Applicant states that the one bedroom is 661 sq. ft. and the two bedroom is 856 sq. ft.
  - Mr. Rehmann notes the fire district letter on May 2nd. Applicant has spoken to Fire Department; agreement to satisfy requirements. There are no issues.
- Ms. Walters, Board Attorney, asks the applicant to clarify for the record that she is not part of the Walters Group. Applicant responds that Ms. Walters is in no way affiliated with the Walters Group, despite her name.
- Applicant discusses the 6/21/18 Fire District Letter. Provides testimony; applicant has talked to Fire Marshall and will work it out with the applicant.

Public Comment:

**Lee Hudson, 18 W. Stowe Road:**

- Mentions his concerns about the zoning. Provides definition of spot zoning. Ms. Walters says that it is not the Board's perview to discuss legality of spot zoning. Mr. Cortland lets Mr. Hudson continue. Mr. Hudson continues to discuss spot zoning; discusses how application is not properly zoned.
- Mr. Hudson states that property was purchased before zoning ordinance was approved.
- Notes that he submitted an OPRA request, and the Township Attorney asked for an extension. States that he did not agree to the extension.
- Provides board an overview of the Thomas Collins House and history.
  - Site is too close to the Collins House. Notes the recreation area is very close, and house is not labeled.
  - States that the building should be pushed back. Site plan does not approximate proper distance. Building should be labeled as house.
  - Notes concerns about recreation area; sites in backyard and will disturb the peace/quiet of the Collins house.
  - Notes the stream located behind the house, and how children find things. States that an archeological dig should be done. States that not everywhere on the site is disturbed, some areas are undisturbed.
- States that an extensive tree study should be done. Notes that a high berm should be installed on boundary. The applicant should add trees/conifer trees/masonry wall. States that Ms. Furey told him that they found indigenous plants.
- Mr. Hudson asks Mr. Del Duca how LEED Certification will be achieved? Mr. Hayley discusses LEED and gives primary features. Discussion ensues. Applicant notes that gold certification will be retrieved.
  - Mr. Hudson asks about architectural features? Asks who will collect the trash and who will pay? Mr. Hayley notes he will have to ask owner.
- Mr. Hudson asks who will be living there? And if it will be Section 8 housing? Mr. Del Duca says no.
- Asks Mr. Del Duca what he means by "good construction." Mr. Del Duca clarifies. Applicant believes that it is good/high quality instruction.
- Mr. Hudson talks about equipment on the roof. Mr. Hayley explains it will be hidden on the roof; and not through units.
- Mr. Hudson asks Mr. Scuillo about basins, historic fill, and utility easements. Discussion ensues.
- Mr. Hudson asks Ms. Furey about the fence? Ms. Furey notes the detailed fence around common garden. Mr. Hudson asks her if there is a buffer between 16 Stowe Road and 18 Stowe Road. Ms. Furey replies yes, that it is detailed in landscaping plan. Mr. Hudson asks if there is no berm? She replies no. Mr. Hudson asks if she thinks a berm is necessary? She replies no.
- Mr. Hudson asks why a phase two study was not done. Mr. Del Duca responds.
- Asks if there is parking on street, even if there is a blind curve? Ms. Walters replies yes. Ms. Arcari notes they will figure out where it will be located. Parking will not be in driveways. Notes that the street can accommodate street parking.

Mr. Hudson notes that he was not permitted to have on street parking when he updated the property 30 years ago.

- Mr. Hudson asks about PILOT (payment in lieu of taxes)? Ms. Walters replies this is not the board's jurisdiction.

**Board Attorney Overview:**

- Applicant is seeking preliminary/final major site plan approval.
- Applicant is seeking to build Senior Affordable Housing Units with 68 Apartments. There will also be 68 on-site parking spaces; with 7 off-site parking spaces.
- No variances or waivers are required.
- Applicant complies with most of the Board Professionals/Fire Marshall letters and concerns.
- If applicant cannot satisfy or work out issues with board professionals; they will return to board.

Motion to Approve PB 18-03

Motion: Foster

Second: Levenson

Ayes: Foster, Levenson, Zeuli, Dave, Cortland

*Meeting pauses for quick recess at 9:22pm. Meeting resumes at 9:32pm.*

**4. Evesham Family Apartments. PB 18-09**

***Preliminary & Final Major Site Plan.***

*Executive Dr., Bl 36, Lot 2.03 (WFA-Workforce Affordable Residential Zoning District)*

*Applicant is proposing to construct a 64 affordable unit apartment complex, consisting of 3 apartment buildings with parking & recreational areas.*

*Damien Del Duca, Attorney for Applicant*

Witnesses:

- Joseph Del Duca, Owner
- Richard W. Maguire, Engineer
- James Hayley, Architect
- John McCormack, Traffic Engineer

Exhibits:

A1: Aerial photo dated June 1.

A2: Site plan dated 6-1-2018.

A3: Colored renderings of elevation.

Applicant Attorney Overview:

- Property is Cornerstone at Marlton; located on Executive Drive.
- Site is approximately 8.68 acres. In 2001, site was approved as an office building but never constructed.
- Site will contain 64 apartment buildings; all will be 100% affordable.

- 12 units: 1 bedroom
- 36 units: 2 bedroom
- 16 units: 3 bedroom.
- Applicant is seeking preliminary/final major site plan approval.
- Site is located in WFA (Workforce Affordable Zone). Surrounding zoning is commercial and residential properties.
- Application meets all ordinance requirements. No submission waivers required.
- By-right application.
- Received review letters, have met with board professionals and sent responses. Applicant has agreed to satisfy comments in letters. If they cannot agree; applicant will come back to board.
- Applicant will receive HMFA Financing.

Joseph Del Duca Testimony:

- Discusses site selection and management of community.
- Community will operate similarly to other properties the Walters group owns.

Richard Maguire, Engineer Testimony:

- Gives qualifications; accepted as expert witness.
- Project began in 1985 as an office park.
- Gives history of the property.
- Discusses the cross-access easement that was established in 2003, that permits parking amongst lots.
- 53 spaces are proposed on lot; 63 spaces will be shared with lot 2.01.
- Proposed site has three buildings; existing basin with modifications; standard trash enclosures that will be 6-7 ft. high and will be deodorized.
- Notes that there will be a tot lot, and basketball court located on site. There will be large berms placed to block some of the view.
- Access opposite temporary parking lot; driveway access to the one story building.
- Notes that they have applied to the Burlington County Planning Board and EMUA approval a week ago. Currently waiting to hear back.
- Notes that applicant will mill/overlay portion of the parking lot and add striping.
- No variances are required, and complies with all zoning.

James Hayley Testimony:

- Previously accepted as expert witness.
- Two 24 unit buildings and One 16 unit building (3 stories).
- Buildings share open entrance with stairs.
- Buildings have balconies; asphalt shingles; railing systems.
- Discusses architecture; high quality (explains what that means); building will be LEED certified; energy star certified; tax cred compliant. Applicant will build something that will last a long time.
- Discusses that application will be compliant with Fair Housing, ADA, Section 504 requirements.
- Each unit will have a patio/balcony (6ft by 8ft) off of each building.

- One bedroom/one bath unit; 2 bedroom/one bath unit; and 3 bedroom/two bath unit.
- All units will have laundry.
- Discusses how trash collection will be handled by the compactor system. Notes the haul is separate from access points.
- Discusses storage units for properties. Each unit will have a private storage area.
- Trash enclosure will be clad in brick to match building.
- Applicant will obtain LEED certification under current standards.

John McCormack Testimony:

- Gives qualifications; accepted as expert in traffic engineering.
- Report conducted on May 22nd.
  - Reviewed traffic on Evesham Road and Route 73.
  - Looked at peak times at 7:30 am and 4:30pm.
- Trip generation of site is minor relatively compared to overall traffic of the site.
  - Site will generate 22-29 trips in peak hour.
- Compared traffic to previous office use. Notes that there will be less trips generated than what was previously approved. There will be 100 less trips overall.
- Analyzed intersections; will remain at the same service levels.
- NJDOT has no interest in application. There is no change to the driveway and not generating enough traffic.
- Burlington County Planning Board wants to review application. Applicant is confident that they will have no impact.
- Notes that this is a great example of shared parking; each use has enough parking.

*Applicant ends formal testimony.*

Leah Furey, Township Planner:

- Review letter dated June 20, 2018.
- Workforce Affordable Zone: applied to the 8.6 acre site. Portion undevelopable due to wetlands. Notes that only 2.5 acres will be developed.
- Notes application will help Township achieve fair share obligations; gain credits.
- Site has been chosen for a number of reasons; in line with standards.
- Notes that zoning compliant with area and bulk requirements.
- 45 Deed Restriction on property: low/moderate split compliant.
- Applicant will agree with her comments.
- Will work with applicant to satisfy landscaping.
- Notes that the parking/cross-access easement is being addressed.
- Asks applicant where closest NJ Transit bus stop is located?
  - Edmund C. Spitel Jr is sworn in. He notes that it is .35 miles away; near the Target on Route 73 South.
  - Asks if applicant will install sidewalks, as Township will also keep in mind for interconnectivity?
- Asks applicant about area between building “b” and building “c”: Applicant notes that it will be a concrete pad area/outdoor sitting area/BBQ area with tables and chairs.

- Talks about signage. Applicant will reduce to 8 ft. to comply.

Behram Turan, Township Environmental Engineer:

- Review letter dated June 19, 2018.
- Phase 1 Report: accept impact statement, and waiver for cultural resource survey.
- Applicant has submitted phase 2; no issues to DEP Standards.
- No further questions.

Stacey Arcari, Township Traffic Engineer:

- Review letter dated June 18, 2018.
- Received response letter from applicant/also received testimony.
- No issues/concerns. Agrees with applicant regarding parking, believes that there is adequate parking. Uses are compatible to each other.
- Agrees with the trip generation assessment from applicant.
- Notes that any outside agency approvals should be a Condition of Approval.

Bill Loughney, Township Engineer:

- Review letter dated June 18, 2018.
- Applicant has addressed all comments/received drawings. Will look at this before issuing compliance plan.

Board Questions:

- Mr. Cortland asks about the square footage of apartments?
  - 1 bedroom: 650 sq. ft.
  - 2 bedroom: 850 sq. ft.
  - 3 bedroom: 1150 sq. ft.
- Ms. Walters asks how often trash is collected? Mr. Hayley replies that it will be collected once per week. Mr. Cortland asks if there is one collector on site? Mr. Hayley says yes, compactor operates three times per day. Compactor is only operated during day. Both automatic and manual operation.
- Mr. Cortland asks if there is only a right-in/right-out on Executive Drive? Ms. Arcari responds it is a full access driveway.

Public Comment:

**John Trezza, 214 Glenview Court:**

- Has numerous comments and concerns regarding the application. Notes that the zoning was changed last week to make sure that it was in compliance today.
- Notes that the office park was not 3 stories tall. States that 45 ft. is very high
- States that behind his property is a berm with trees. Notes that he will lose wooded buffer if application is built.
- States that making left on Evesham Road is very difficult.
- Heard other portions of the property will be developed.
- States that property is segregating population in specific area.
- Asks why applicant is looking at this specific location?
- Asks about traffic study and why it was not done in the summertime?

**Steven Shaen, 213 Glenview Court:**

- Discusses bushes that will block headlights along spaces in properties and shared property. Does not want headlights shone in his property.
- Mentions shields on existing lights.
- Discusses grading: buffer zone behind houses and elevation. States that he sees entire buffer pitched backwards to apartments, so the water will go to Glenview Drive.
- Asks about natural trees being added to site?
- States that applicant should add language to leases that no activity should be permitted in buffer area (such as BBQ, motorcycles, etc); no loud noises/radios or boom speakers in cars. This will help the residents of Glenview tolerate the new apartments, and not make the residents call the police.
  - Ms. Walters states that the board cannot control leases. Talks about redevelopment. Ms. Furey notes that a redevelopment study has not been conducted yet.
- Asks about cooling tower? Mr. Hayley answers. Discussion ensues, mentions fire sprinkler.
- Asks if building will have onsite manager? Mr. Del Duca states that this has not been decided yet. Building will either have manager on site 24/7, or one during business hours. However, the site will have number in case of an emergency 24/7. Talks about various problems and issues.
- Asks if application has county approval? Applicant replies no, but the application has been submitted.
  - Asks what happens we vote prior to Burlington County? Ms. Walters states that the board's vote is conditional upon the County's approval. The board does not rescind approval. If the county denies the application, the project does not move forward. Mr. Shaen asks when the County will review? Ms. Walters replies that she is not aware yet.
- Asks if Executive Drive is a private road? Ms. Walters replies yes. Mr. Shaen says that it should be a County Road, and is designated as Municipal Road on application.
  - Ms. Furey clarifies this in regards to easements, lots, and tax maps.
- Asks about parking spots on shared parking? Ms. Furey and Ms. Arcari discuss, and talk about parking requirements.
- Asks about trash compactor. Notes that the Township has to pick-up trash or pay developer? Mentions PILOT on taxes. Ms. Walters says this is for the Township Council to oversee.
  - Applicant says trash will be privately picked-up. Discussion ensues.
  - Mr. Del Duca objects. States that Mr. Shaen has gone over 10 minutes, and they want to make sure all public can speak.
- Mr. Shaen states he wants to make sure the Applicant addresses all public comment.

**Collette Walker, 216 Glenview Court:**

- Lived at property for 26 years: hard to drive, a lot of traffic in area.
- Talks about traffic: hard time making left hand turns.

- Discusses previous application; states that this application is near residential. Has heard nothing about how applicant will help those at Glenview Court.
- Asks where will all her trees go?
- Concerned that people will jump her fence, and possibly use her pool. Concerned about drowning and that she will be legally responsible.
- Asks for more privacy in backyard.

#### **Sandy Treza, 214 Glenview Court**

- Expresses her concerns regarding application.
- Concerns about the height of the building.
- States that building is segregating community. Concerned that building looks different, thus segregating the tenants. Notes that the building will designate those who are low-income. States that it is hard for children growing up.
- Concerns about storm water basin; states that it fills up during a storm. Mr. Maguire addresses this concern.
- Asks what the back of the building looks like? Ms. Furey states that all four sides of the building will be designed the same.
- Asks if applicant to place a 45 ft. high balloon at site to show residents how tall it will be? States that houses are only 38 ft. tall.
- Mr. Rehmann talks to Ms. Treza regarding storm water basin, trees, and buffering.
- Ms. Furey replies that some clearing is required; no trees will be removed from homes further in. Ms. Furey talks about landscaping plan, and that the applicant will go back after clearing to plant more evergreen trees.
- Asks if the board can walk the back of their properties and float a balloon. Encourages board does this before they vote.

#### **Gilah Respes, 222 Glenview Court**

- States dissatisfaction with height of building. States that it is too high.
- Relays a story of two young girls who were attempting to climb her fence to go to a friend's house. This creates concerns. Asks if there can be a definitive fence to show to tenants that they cannot come over to the homes.

#### **Ryan Schafer, 215 Glenview Court**

- Asks about traffic counts or fencing behind apartments? Mr. Joseph Del Duca states they will look at the best way to shield. If this is a fence, then the applicant will install a fence.
- Asks if anything will be done at Evesham Road? Ms. Walters replies that would be under County Jurisdiction.

#### **Al Guretse, 202 Glenview Court**

- Talks about buffer/privacy.
- Notes traffic issues.
- States that there will be 200 houses, and this will be the beginning.
  - Ms. Furey asks to clarify a point. She notes that there are compelling reasons for the Township to satisfy affordable housing zoning ahead of the

plan. This does not mean that the other remaining lots will be permitted to be the same use. There could be other development, outside of affordable housing. The current project is not phased. Discussion ensues regarding redevelopment studies.

**Howard Graham, 160 Merion Circle:**

- States that 30 years ago Borders was build. Understands what public is going through.
- States that nobody listens to public concerns, and that the Board does not care.
- Discusses planning process.

**Collette Walker, 216 Glenview Court:**

- Asks why the building cannot be placed elsewhere? Points on map to another location. Ms. Furey notes that the property is on another lot that the applicant does not own.

**Applicant Attorney Discussion:**

- States that applicant will address as many legitimate concerns as possible. Notes that the applicant does comply with ordinance requirements.
- Discusses building height. States that it is 7ft below what ordinance allows. In the C-1 Zone, the Office Building could be 30 ft. high.
- Discusses buffer. Applicant will meet with Township Planner to ensure the buffer is full.
- States that applicant cannot install a 30 ft. fence. However, applicant will install fence if it is appropriate to the area. The ordinance does not require a fence, but applicant will consider it, if it is warranted.
- Discusses lot across Executive Drive. States that applicant does not own lot, and they have no plans to purchase lot.
- Ms. Walters talks about Mr. Shaene's Comments.
  - Discusses lighting? Applicant says lighting will be shielded and meet light spillage requirements.
  - Discusses buffering around transformer pads. Applicant states they will look into it, and while they do meet standards, they will look into this as well.
  - Mr. Rehmann provides information regarding lighting spillage. Notes that it is not going towards property.
  - Discusses noise in community? Applicant states they will comply with all requirements and approval.
  - Outbursts from the audience occur during this time.
  - Ms. Walters asks if they will be seeking Title 39 Enforcement? Applicant says yes.

**Board Attorney Overview:**

- Applicant is seeking preliminary major/final site plan approval.
- No variance submissions or design waivers.

- Applicant agrees to have a meeting on site with the Township Planner to discuss buffering.
- Applicant will apply for Title 39 Approval.
- Applicant will obtain all outside agency approvals.

Motion to Approve PB 18-09

Motion: Levenson

Second: Zeuli

Ayes: Foster, Levenson, Zeuli, Dave, Cortland

**Public Comment:** None

**Board Comment:** None

**Communications/Organization:**

- No meeting July 5, 2018.
- Next meeting: July 19, 2018

**Resolutions:**

PB 17-04A1

Motion: Levenson

Second: Foster

Ayes: DiEnna, Zeuli, Foster, Levenson, Cortland

**Meeting adjourned at 11:34pm.**