

TOWNSHIP OF EVESHAM
Planning Board
Minutes

September 19, 2019

7:00 P.M.

Municipal Building

Call to Order

Vice-Chairman Parikh made the call to order at 7:05 p.m.

Flag Salute

Statement of Conformance with Open Public Meetings Act

Vice-Chairman Parikh made the statement of Conformance with the Open Public Meetings Act and the Municipal Land Use Legislation

Roll Call:

Present: Cortland, DiEnna, Higginbotham, Levenson, Mehigan,, Menichini, Mayor Veasy, Parikh

Absent: Friedman, Maratea, Marrone

Appointment of Recording Secretary

Motion made by Zoning Board Member Levenson to appoint Regina Kinney

Seconded by Zoning Board Member Menichini.

All in Favor

Rajesh Darji, Engineer, Environmental Resolutions sworn in for the 2019-2020 Planning Board

Continuation of Scheduled Matters:

None

PB 19-11 AeroHaven Solar – will notice for 10-17-19 Planning Board Meeting

Unfinished/New Business

1. OnSwitch (AMC Marlton) **PB 19-09**

Route 73 North, Block 6.04, Lot 5 (C-1 Zone District)

Applicant is proposing to install solar panels on existing building and elevated panels in portion of parking area and requesting a variance from Section 160-68 to permit a front yard setback for the solar canopy measuring 54'10" from Lincoln Drive East where a minimum front yard setback of 100' is required

Erin A. Szulewski, Parker McCay P.A. – Attorney for Applicant

- Site Plan Waiver and Bulk variance requested on the 7.4 acres AMC Marlton 8 cinema site.
- Applicants Professional sworn:
 - Justin E. Auciello, PP, AICP – Planner
 - Confone Consulting Group, LLC

125 Half Mile Rd., Ste. 200
Red Bank, NJ 07701

Sean Rooney
Jonathan Botkin
OnSwitch Marlton, 1, LLC
201 Spear Street, Suite 1100
San Francisco, CA 94105

- Exhibit A-1 – 4 pages handout
 1. Example installation of solar carport
 2. Site plan with image
 3. Sight line & distance to entrance of shopping center
 4. View of sight line from road
- Panel will be installed on building & carports
Renewable resources – 30% on roof
- Roof mounted will not be visible from street and will be properly screened
- 4 canopy shade structures – arranged to confirm with parking lot striping
- Designed with current building code
- Lighting underneath
- Power provided for 95% of electricity used at movie theater
- No effect to circulation – no change to traffic flow or parking

Sean Rooney – Construction Management Consultant – OnSwitch

- 8-12 weeks to install
- Minimum impact to property owner & neighbors
- Monday – Friday work hours 7a.m. – 4 p.m. (possible weekend hours)
- Roof top equipment to be install first
- Has been in discussion with AMC property management for parking lot repairs to be completed in coordination with solar construction

Justin Auciello – Planner

- Township code 62-53 encourages solar system
- Seeking 2 variances
- 160-13D location of accessory structure in front yard
Canopy 1, 3, 4 – front yard to Lincoln Drive
- 160-68E – Minimum front yard
Canopy 1 - 54 ' to Lincoln where 100' is required
- C-1 Variance – hardship
Narrowness of site
2 frontages
Layout of existing building

- C-2 Variance – proposal will not negatively impact the public good
 - Promotes general welfare
 - Free flow traffic
 - Space
 - Use of land
 - Utilization of green resources
- Solar included as inherently beneficial use

Leah Furey Bruder– Planner – Letter dated 8-12-19

- AMC building does not meet setbacks requirements
- Township’s land development code supports the use of renewable resources for the production of needed energy supply
- Concerns with maintenance of site
 - No landscaping maintenance
 - No parking lot paving maintenance
 - Request for site plan waiver – acceptable
 - Basic maintenance of the site improvements & landscaping is not being performed at this site and the site is no longer compliant with previously approved site plans – Applicant should provide plan to address parking lot and landscaping plan

Attorney Erin Szulewski is working with AMC for a plan

Board Solicitor Platt – plans need to be agreed to by professional staff
If no agreement the applicant must come back to the Board

Rakesh Darji – Engineer – Letter dated 8-9-19

- No impact on parking
- Requested details to be provided, Utility Trench, Pavement Restoration, Re-Striping of parking stalls & pavement markings, Curb, canopy clearance signage

Board Solicitor Platt

- Direct timeline for improvements
- Performance guarantee bond for Landscaping should be put in place for work to be done
- Approved plans for parking lot and landscaping should be submitted for approval

Jonathon Botkin – OnSwitch

- Solar panels on roof 1 high and will be shielded

Ms. Burder

- Anything new this is visible must be shielded

Board Comments:

- Board Member Mehigan questioned the location of the carports
- Board Member Levenson questioned the timing of the power being available once project is complete
- Applicant stated that the interconnection approval has been submitted and will work with PSE & G and the Township Building Department
- Board Member DiEnna asked if the existing parking lot conditions and the proposed project are being coordinated and with whom
- Applicant is working with owner
- Parking lot improvements are to be installed before power is turned on
- Mayor Veasey asked the height of panel on roof and location of ground electrical equipment –
- Roof equipment will be screened and ground equipment will be located near existing equipment – plans submitted to the Building Department will show location and if additional screening is necessary will provide
- Director of Community Development Nancy Jamanow stated that she has met with applicant's representatives and they have agreed to work together

PUBLIC PORTION

Richard Mainardi – Greentree Square Affiliates concerned that the site line will block the Route 73 front entrance and has requested to relocate the carports to the southern end of the building

PUBLIC PORTION – CLOSE

Solicitor Platt summarized:

Applicant is seeking the following:

Site Plan Waiver

Variances: 160-13D location of Accessory Structure in Front yard
160-68E Minimum Front Yard

Applicant will meet requirement set forth in the ERI letter

Provide parking lot plan and landscape plan prior to acquiring construction permits

Parking lot improvements completed no later than the turning on of the solar power

Landscape plan with time schedule to be submitted and agreed upon-

if not must come back to board

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Motion to approve PB 19-09 OnSwitch

Motion - Cortland

Second – Menichini

Ayes; Cortland, DiEnna, Higginbotham, Levenson, Menichini, Mayor Veasy,
Parikh

Nay: Mehigan

Minutes from the 8-15-19 Planning Board Meeting

Motion – Cortland

Second – Parikh

Ayes: Cortland, DiEnna, Higginbotham, Mayor Veasy, Parikh

Resolutions

PB 14-16SPA2 – Barclay at Marlton Urban Renewal, LLC

Motion – Cortland

Second – Parikh

Ayes: Cortland, DiEnna, Higginbotham, Mayor Veasy, Parikh

PB 19-06 – Habitat for Humanity of Burlington County & Greater Trenton-Princeton
Affiliate, Inc.

Motion – Parikh

Second – Higginbotham

Ayes: DiEnna, Higginbotham, Mayor Veasy, Parikh

Motion to go into Executive Session – PB 19-12E

Motion – Cortland

Second – Parikh

All in Favor

Motion to come out of Executive Session

Motion – DiEnna

Second – Cortland

All in Favor

Motion to Appoint Planning Board Planner – Resolution PB 19-13 – Taylor Design Group –
Scott D. Taylor, AICP, PP, LLA, LEED AP

Motion – Cortland

Second – Higginbotham

Ayes: Cortland, DiEnna, Higginbotham, Levenson, Mehigan, Menichini, Mayor Veasy, Parikh

Communications/Organization

Next Meeting: October 17, 2019

Meeting Adjourned at 9:40 p.m.