

TOWNSHIP OF EVESHAM

Planning Board

Minutes

November 18, 2021

7:00 P.M.

Municipal Building

Call to Order

Meeting brought to order by Chairperson Natale at 7:05 P.M.

Flag Salute

Statement of Conformance with Open Public Meetings Act

Chairperson Natale made the Statement of Conformance with the Open Public Meetings Act and the Municipal Land Use Legislation and in accordance with the April 2, 2020 recommendations of the New Jersey Department of Community Affairs in hosting the Planning Board meeting

Roll Call

Present: Mayor Veasy, Councilman Freeman, Costello, Higginbotham, Sullivan, Touri, Kavalkovich, Friedman, Natale

Absent: Mehigan, Cortland

Staff: Cucchiaro, Arcari, Snee, Taylor, Freedman, Newton, Kinney

Continuation of Scheduled Matters – None

New Business

1. Third Round Housing Element and Fair Share Plan

Christopher N. Dochney, PP, AICP, CME Associates

Mr. Dochney presented the amended Third Round Housing Plan Element of the Township's Master Plan in response to request from the Fair Share Housing Center and the court master

Third Round – 1999 – 2025

Previous plans were prepared and adopted in 2006, 2010, 2018, 2020

This revision to the Housing Plan represents the Township's plan for compliance with its affordable housing obligations as determined by a 2018 Settlement Agreement with Fair Share Housing Center

Changes to the 2018 plan should include

Affirmative marketing plan

Deed restrictions for 3rd and 4th round

Deed restrictions in Elmwood House

Mr. Dochney stated that the document will be updated with the following

Map needs to be updated

Additional information on affordable rent
Additional charts containing employment in the Township
Additional documentation on RCA's (Regional Contribution Agreements)
Updated and original ordinances
Updated manuals – 2021
Appointed Housing Liaison

An updated Spending Plan identifying the ways the Township will spend monies in the Affordable Housing Trust Fund will also be included

The Amended Housing Plan will be presented to Township Council at their next meeting and in anticipation of being endorsed by Council the final judgement of compliance will be granted by the court in January

Board Comment – None

Public Comment – None

2. 60 North Locust Avenue P21-05

Block 13.60, Lot 2

Evesham Municipal Utilities Authority

Capital Improvement project

Wayne Simpson, Engineer, Alaimo Group – Sworn

Mr. Simpson gave the Board the information on the project

Replacement of existing Well building – Well #7

Improvements will address security and safety

Improvements include well, emergency generator, electrical room, etc.

Adding rain garden for drainage on site

Board Member Sullivan asked the time frame

Mr. Simpson – anticipate approximately a year

Mayor Veasy asked if this well will be turned off for the duration

Mr. Simpson – yes – there will be sufficient water supply during this time

Mr. Simpson – hoping to start project in March, 2022

Mayor Veasy thanked Mr. Simpson for including the rain garden

Chairperson Natale directed the Board Attorney to prepare a Resolution

Motion to approve P21-05 – Higginbotham

Second – Friedman

Ayes: Mayor Veasy, Councilman Freeman, Costello, Higginbotham, Sullivan, Touri, Kavalkovich, Friedman, Natale

3. 3 Executive Drive

P21-04

Executive AMS Urban Renewal LLC

Block 36, Lot 2.04 7 2.01 (C-1 Zone) (Marlton Executive Redevelopment Plan)

Peter M. Flannery, Attorney for Applicant

Gary Vecchio, Engineer, Taylor Wiseman & Taylor – Sworn

Jack Raker, Architect, Minno & Wasko - Sworn

Exhibit A-1 – Areal view of site – dated 11-17-2021

Exhibit A-2 – Existing Conditions – dated 11-18-2021

Exhibit A-3 – Site Plan – dated 11-4-2021

Exhibit A-4 – Landscape plan – dated 10-18-2021

Exhibit A-5 – Architectural Plan Packet – dated 10-4-2021

Applicant proposes to develop the property as a four-story, 124 active adult (55+) multifamily community with parking and site plan improvements

This is a permitted use in this Redevelopment Area

Applicant is seeking Preliminary and Final Sire Plan approval with 'C' variance relief

Side yard setback of 18.63 ft. where 30' is required in Redevelopment Plan

Front yard setback of 32.55 ft. where 50' is required in Redevelopment Plan

Proposed project promotes the Marlton Executive Redevelopment Plan's goal

Proposed will advance open space, reduced parking space

Recreation area will include pool, patio, barbeque

Stormwater Management meets current standards – applicant has S-1 approval

Landscaping plan includes street trees along Executive Drive

Two existing street lights along Executive Drive will be replaced

Board Member Touri referred to Fire Marshall memo dated 10-25-2021

Applicant will comply

Questions on the current condition of Executive Drive was discussed

Applicant will reach out to Township and neighboring properties about an upgrade

At this time all owners along Executive Drive maintain improvements

Governing Body will determine if Executive Drive is private or public

Applicant agrees to Title 39 is applicable

Board Member Sullivan questioned the proposed number of handicap spaces

Mr. Vecchio – number meets ADA

Councilman Freeman asked about the installation of electrical vehicle stations

Mr. Vecchio agreed to work with staff for best location

Councilman Freeman questioned traffic coming in and out of Executive Drive
Mr. Vecchio – no sufficient increase in traffic

Board Member Costello questioned the ingress and egress onto the property
Mr. Vecchio – referred to the circulation plan

Mr. Jack Raker – Architect – referred to Exhibit A-5 – Architectural 15 sheet packet
124 unit, 4 story, 1 & 2 bedroom
Main entrance middle of structure – leasing agent location
Key card code entry
Trash/recycling pickup – private hauler
130 cubic ft. storage area for each unit
Package deliveries at front entrance
Amenities include lounge area, fitness center, social lounge, outdoor facilities
Proposing LED fixtures, low flow water fixtures

Signage – will comply with Ordinance – will work with Board Professionals and Fire
Marshall

8:25 p.m. – break

8:35 p.m. – resumed meeting
Roll Call – Mayor Veasy, Councilman Freeman, Costello, Higginbotham, Sullivan,
Touri, Kavalkovich, Freidman, Natale

Board Professionals sworn – Taylor, Arcari, Snee, Freedman

Scott Taylor – Taylor Design Group – letter dated 10-16-2021
Applicant agrees to comply with comments and recommendations
Easement language concerning parking spaces that straddle the property line to be
worked out with adjacent property owner
Will comply with electrical vehicle spaces applicable

Fire Marshal Scott Freedman – memo dated 10-25-2021
Applicant agrees to comply with comments and recommendations
Applicant will work with Fire Marshal for apartment number signage and street
signage
Title 39 should be considered – applicant agrees

Stacey Arcari – ERI – letter dated 11-16-2021

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Applicant agrees to comply with comments and recommendations
Applicant will need approval and/of letter of no interest from Burlington County and
New Jersey Department of Transportation
If road stays private – recommends Title 39

Eric Snee – CME – letter dated 11-16-2021
Applicant agrees to provide information requested
North end of site is 5 ft. from wetlands – Mr. Snee wants silt fencing through
construction – Applicant agrees
If remediation is required applicant will comply

Public Comment – None

Board Comment

Board Member Friedman – are there enough parking spaces
Mr. Flannery – this is enough spaces for this age group – meets code – if they find there is
problem could talk to adjacent property owner for overflow parking
Board Member Friedman – 5 handicap spaces are not enough
Mr. Flannery – meets code
Board Member Friedman concerned about when it snows and how will it be plowed
Mr. Flannery – property management will handle
Board Member Friedman there be staff on site including property management
Mr. Flannery – yes
Mr. Friedman – you are saying minimal traffic impact
Mr. Flannery – yes

Mayor Veasy – are you still waiting on County and NJDOT review

Ms. Arcari – this is a very low impact user per ITT

As for a traffic signal – it is up to the County

Mr. Friedman – why are the variance for setbacks being requested – why not relocate building

Mr. Flannery and Mr. Snee – due to the location of the wetlands

Mayor Veasy reference the Environmental Commission memo dated 11-11-2021 and their
requested plantings

Mr. Flannery – applicant agrees to plant as many as possible

Mayor Veasy asked is all conditions for electrical vehicle installation will be done

Mr. Flannery – yes – also no trees in rear will be removed

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Board Member Touri – what is the time frame for the project
Mr. Flannery – hoping to start in 2022

Motion to approve P21-04 3 Executive Drive, AMS Urban Renewal, LLC – Touri
Second – Costello

Ayes: Mayor Veasy, Councilman Freeman, Costello, Higginbotham, Sullivan, Touri, Kavalkovich,
Friedman, Natale

Minutes – 10/7/2021

Motion to approve – Mayor Veasy

Second – Friedman

Ayes: Mayor Veasy, Costello, Higginbotham, Sullivan, Friedman, Natale

Resolutions

Motion to approve – 2021-PB-16 – Ordinance 31-10-2021 - Higginbotham

Second – Costello

Ayes: Mayor Veasy, Costello, Higginbotham, Sullivan, Friedman, Natale

Public Comment - None

Board Comment

Mayor Veasy thanked the Board and wished everyone a Happy Thanksgiving

Communication/Organization

Board Secretary Newton made the announcement that the December 2, 2021 Planning Board meeting will be cancelled

Next Meeting – 12/16/2021

Meeting Adjourned – 9:15 p.m.

