

TOWNSHIP OF EVESHAM

Planning Board

Minutes

7:00 P.M.

September 22, 2022

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, Councilman Freeman, Higginbotham, Killion-Smith, Touri, Kavalkovich, Friedman

Absent: Everhart, Sullivan, Smith, Costello

Staff: Karp, Arcari, Taylor, Newton, Kinney

Continuation of Scheduled Matters

781 Route 70 West, Block 3, Lot 2.02 has been deferred to the October 6, 2022 Planning Board meeting. No further notice is required. Mr. Timothy Prime, Attorney for applicant announced that he did re-notice

New Business

1. Route 70 & Locust Ave.

P22-11(PB14-SPF2)

Bock 27.02, Lots 2.09, 2.10 & 2.11

Redevelopment Area: Tri-Towne Shopping Center – Renaissance Square

Timothy Prime, Attorney for Applicant

This project was approved for Redevelopment in 2015 for mixed use/residential/commercial and affordable housing included

No change to use or site plan

Applicant proposes modification to the existing drive aisle/parking configuration to alleviate the traffic stacking from North Locust Ave./Dunkin Donuts – this is to create a by-pass lane

Chirag Thakkar, Arna Engineering, Inc. – Sworn

Mr. Thakkar referred to site plan submitted with modifications
There will not be a major change in landscaping
Mr. Taylor, Board Planner asked that landscape be shown on plans
Applicant agrees
Mr. Prime – original approval – 938 parking spaces will remain for the entire site
15% of the site is restaurants
Ms. Arcari – Board Traffic Engineer – are you requesting any other parking changes
on site and will spaces be 9' wide
Mr. Thakkar – no other changes and yes for 9' wide
Mr. Thakkar – changes show traffic can merge safely because it is an interior drive
aisle
Mr. Taylor asked to add a sign about merging
Applicant agreed
Ms. Arcari – applicant agrees to comply with comments and recommendation in the
ERI letter dated 9-13-2022
Mr. Taylor – Taylor Design letter dated 9-19-2022 – zoning table for the entire site
be provided on plans – applicant agreed
Mr. Taylor – bollards should be considered in the location of outdoor eating area or
seating should be moved back – applicant agreed

Board Comment

Chairman Friedman
Confused about the total number of parking spaces
Mr. Thakkar – in the 2018 approval 938 parking spaces were approved

Chairman Friedman – will parking striping remain the same?

Mr. Thakkar – yes
Chairman Friedman -have there been any studies done
Ms. Arcari – having this lane will give some relief

Chairman Friedman – if this does not eliminate the problem will the applicant come
back to the board

Mr. Prime – hope this does work and if there is a problem applicant will come back
Ms. Arcari – applicant is trying to make sure that traffic is not backed up

Ms. Killion-Smith – referred to the 5 parking spaces next to Dunkin Donuts on the N.
Locust side of plan and if there would be a problem with cars backing up in by-pass
lane

Mr. Thakkar – they are used as employee parking

Mayor Veasy – thanked the applicant for working to make this better. Outdoor seating area is still a concern, maybe planters can be used
Mr. Thakkar – agrees with Mr. Taylor’s recommendations to add bollards or move benches further away from the curb
Mayor Veasy – has a concern about visibility of the N. Locust entrance
Mr. Thakkar – these modifications will help this

Public Comment – None

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

Second – Killion-Smith

Ayes: Mayor Veasy, Councilman Freeman, Higginbotham, Killion-Smith, Touri, Kavalkovich, Friedman

Minutes – 9-1-2022

Motion to approve – Councilman Freeman

Second – Killion-Smith

Ayes: Mayor Veasy, Councilman Freeman, Killion-Smith, Friedman

Memorialization of Resolution - None

Public Comment - None

Board Comment – None

Communication/Organization

Mr. Scott Taylor, Board Planner announced the status on the Open Space Recreation Plan (OSRP). This is part of the Master Plan and review is a requirement of Green Acres. A draft plan will be brought before the Planning Board. He is working with the Township Engineer. There will be a public hearing on September 28, 2022. Encourages all to come out.

Next Meeting – 10-6-2022

Meeting Adjourned – 7:45 p.m.