

**TOWNSHIP OF EVESHAM
Planning Board
Minutes**

December 15, 2022

7:00 P.M.

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: Councilman Freeman, Higginbotham, Killion-Smith, Sullivan, Kavalkovich, Friedman

Absent: Mayor Veasy, Everhart, Smith, Costello

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

Continuation of Scheduled Matters

- 1. 960, 960A, 980, 984 Tuckerton Road** **P22-10**
Block 30, Lots 2.03, 2.04 & 3.01 and Block 45, Lot 1
Zone: OP/Municipal Center Overlay/Morrison Rehabilitation Area
Tuckerton Developers, LLC/Morrison Tract
Preliminary/Final Major Site Plan with bulk variances for redevelopment of the property plus an additional 48 space parking lot for use by the Evesham Township Police Department connected to new driveway access to Tuckerton Road
Jeffrey Baron, Attorney, Jeffrey Brennan, Co-Council for Applicant
Gary F. Gardner, Member of LLC – sworn
Kenneth C. Levers, Engineer, Planner – sworn
David Rudzenski, Architect – sworn
Exhibit A-1 – Aerial Photo of Site
Exhibit A-2 – Project Site Base Map
Exhibit A-3 – Site Plan
Exhibit A-4 – Elevation of 2 story office building

Exhibit A-5 – Elevation of retail building

Exhibit A-6 – Photo of proposed office building

Exhibit A-7 – Photo of proposed retail building showing outdoor seating

Mr. Baron gave an overall explanation of the application

Applicant is seeking Preliminary and Final Site plan approval to construct a 9,750 sq. ft. retail building that includes a drive through lane and a 14,450 sq. ft office building on a 4.17-acre site

This property was subject to Resolution No. 174-2014 Declaring Certain property know as Block 20, Lots 2.03 and 3.01 to Constitute an Area in Need of Rehabilitation Previously the Morrison Garden Center

Two ingress/egresses are proposed along Tuckerton Road; one will align with the light at Old Marlton Pike. Second driveway proposes a two-way in a with a right turn only exit.

There will be a new driveway for the proposed improvements to the police parking lot – 48 parking spaces - to be leased to the Evesham Police Department

An 8' fence is proposed along Police Department parking lot

3 stormwater basins – 2 in front of property and 1 in rear of property to be maintained by applicant

Mr. Levers – referred to Exhibit A-2 – showing existing conditions of site – where baseball fields are now which formerly was part of the Morrison site

Property was subdivided in 2011

One farm house was demolished

Has met with Board professional staff numerous times

Ingress and egress to site was discussed

Internal circulation is sufficient

Mr. Brennan – retail building could have up to 6 tenants – at this time there are no tenants

Hours of operation proposed is 6 a.m. to 11 p.m. for both retail and office

Mr. Levers – total parking 128 spaces - electrical vehicle charging stations – one ADA Requesting variance for loading zone for office building – deliveries made by small vehicles

Circulation design will work for retail deliveries

Two trash enclosures - 1 to 2 times per week pickup

Three bike racks – 2 at retail, 1 at office building

Walkway will connect to baseball fields

There will be no interconnection with police parking lot

LED lighting is proposed and would like to work with Professional Staff as to the height

Landscaping – street trees, evergreen buffer by police department, foundation landscaping and landscaping around outside seating area

This is a sufficient space for a variety of uses
Police parking is a benefit
No impact on surrounding neighborhood
No substantial detriment
Has satisfied conditions set forth for proposed drive-thru
Mr. Rudzenski discussed architectural features
Referred to Exhibit A-4 – Elevation of 2 story office building – total of 14,450 sq. ft. –
at this time open floor plan
Both office and retail building will have similar materials, same windows
Referring to Exhibit A-5 – retail elevations – brick base, 2 different shades of
masonry
Rear of retail building will use pilasters to break view
Exhibit A-6 – photo of proposed office building – changed color to grey
Exhibit A-7 – photo of proposed retail building – shows outdoor seating – railing
atop of brick wall

Stacey Arcari – ERI – letter dated 12-6-2022
Has had several workshop meetings with applicant and applicant has worked out
most comments and recommendations
Access points for property is under Burlington County DOT
Mr. Levers – the applicant’s traffic engineering has had meetings with Burlington
County DOT and at this time they are happy with proposed accesses
County has suggested new camera
Traffic study has been done and will be submitted to Ms. Arcari
Ms. Arcari – questioned queuing at drive-thru
Mr. Levers – referred to color rendering – shows 13 cars stacking – there is no
named tenant but is confident it will work
Ms. Arcari asked applicant to submit a written contingency plan to address any
potential overflow in the queuing – applicant agrees to comply as needed
Ms. Arcari asked about truck deliveries
Mr. Lever – if a large tracker trailer does a delivery will restrict the delivery hours,
circulate around building and will work in conjunction with drive-thru tenant – and
will submit information to Board Secretary
Applicant will comply with signage and will submit to professionals when available

Board Member Killion-Smith – is concerned about traffic coming out of the site
Are there stormwater issues?
Ms. Arcari – applicant has met the requirements and has made clarifications on all
questions
Mr. Lever – will provide maintenance operation

Chairman Friedman – concerned about traffic, access for police and rear access doors for tenants with drive-thru lane

Mr. Levers – there will be signage for traffic. Bollards will be installed to rear of building

Eric Snee – CME – letter dated 12-9-2022

Applicant has addressed and agrees to comments and recommendations

Mr. Snee asked that additional background information of the property to be submitted and applicant has agreed to work with Mr. Snee

Information on impervious coverage – Mr. Lever – did pits for drainage –shallow basins

Mr. Snee referred to Environmental Commission's memo dated 11-28-2022 concerning new green infrastructure – Mr. Baron – no there are special features

Mr. Snee – questioned wetlands when farm was still active

Mr. Baron – applicant will provide any information if available, if not will work with Mr. Snee

Mr. Snee asked about remediation – Mr. Baron – strongly believes it meets DEP regulations and will submit info to Mr. Snee

Applicant agrees to comply with inspection to evaluate the presence/absence of asbestos in accordance with regulations

In reference to EC memo dated 11-28-2022 – applicant agrees to use dual pipes

Board Member Killion-Smith – questioned the Pinelands “Inconsistent” Certificate of Filing

Mr. Lever – inconsistency is about the isolated wetlands – 110 ft. proposed, 100 ft. required – if approval is received from PB will return to Pinelands Commission

Mr. Baron - this is a technical issue and Pinelands must be satisfied before moving forward

Scott Taylor – Taylor Design Group – letter dated 1-2-2022

During staff reviews has worked with applicant for the Police parking lot, cross walks and drive-thru queuing

Mr. Taylor has been in contact with Evesham Township Recreation Department concerning landscaping, cross walks and fencing

Applicant agrees to comply with all recommendations and comments

Mr. Taylor – asked that applicant work with County concerning striping on Tuckerton Road and will assist where needed

Board Member Killion-Smith – concerned about comments in the Fire Marshal's memo dated 11-23-2022

Board Secretary Newton has spoken with Fire Marshal and he has been working with Mr. Gardner on issues especially the water main issue and would like other issues be satisfied as a condition of approval

Public Comment

Ila Vassallo, 5 Beauport Ct., Chair of Environmental Commission – sworn

Recommends use of additional plantings be used as stated in EC memo dated 11-28-2022

Ms. Vassallo also questioned the Pinelands Certificate of Filing Inconsistencies about Stormwater Manager Standards

Mr. Lever – applicant will comply with Pineland’s issues using new State regulations – Pineland issued two letters (approximately 6 months apart) – letters are available to review

Ms. Vassallo asked is an Environmental Impact Report will be submitted

Mr. Snee – yes – applicant will submit environmental Impact Report including a Cultural Resources Survey

Jill Torpey, 4502A Barton Run Blvd. – sworn

Concerned about pedestrians using walking paths and drive-thru lanes going from ball fields to center

Mr. Lever – there will be signage

Ms. Torpey concerned about left had turn going into site and the stack up of cars

Mr. Lever – this is a dual lane and will be sufficient

Ms. Torpey – will construction vehicles be on Tuckerton Road

Mr. Lever – no, they will be on site – there will be a construction entrance

Ms. Torpey – what is the date of the Traffic study – concern that the Traffic Engineer is not at meeting for testimony

Mr. Baron – a Traffic study was done in 2018, new Traffic study will be available for review

Evan Sharko, 1245 Old Marlton Pike – sworn

Mr. Sharko gave his overall concerns for the development of this property

Stated the zoning of the property based on Zoning Map and what is proposed

Calls into question what is proposed

Asked that the Board delay making a decision until the new traffic study is provided

Questioned the retail use with drive-thru

Andrew Farrell, 325 Stoney Brook Lane – sworn

Asked if attorney and engineer work for applicant and have any financial interest in project

Mr. Baron – Yes represent the applicant. No financial interest

Mr. Farrell questioned 2018 Traffic study and did not see 4 lanes referred to – concerned about turning lanes

Mr. Baron – Traffic study report is done for County and will be reviewed by County

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Mr. Farrell is concerned that retail spaces are not viable in the town and may not be viable 15 to 20 years

Mr. Karp – the applicant determines what is viable; the Board makes its decisions on what is presented

Mr. Farrell as why open pits (drainage) are being used and not under parking lot

Ms. Arcari – is it up to applicant

Mr. Lever – expense issues are taken into consideration and is primary choice

Mr. Farrell asked who would be responsible for basins – applicant is working with professional staff and will be worked out

Traffic Study was addressed

Mr. Baron – jurisdiction is under County, there will be a public meeting

There will be timing at the Tuckerton & Old Marlton Pike light

Mr. Brennan – proposed development is permitted

Mr. Karp – summarized

Applicant is seeking Preliminary and Final Major Site Plan with bulk variances

Applicant will submit revised plans as per Professional staff reports and following

Burlington County approval

Pinelands approval

Plantings recommended by Environmental Commission

Will work with Recreation Department for walkways and fence

Motion to approve P22-20 – 960, 960A, 980, 984 Tuckerton Rd. – Morrison Tract – Killion-Smith
Second – Freeman

Ayes: Freeman, Higginbotham, Killion-Smith, Sullivan, Kavalkovich, Friedman

New Business

Minutes – 11-17-2022

Motion to approve – Higginbotham

Second – Sullivan

Ayes: Higginbotham, Killion-Smith, Sullivan, Kavalkovich, Friedman

Memorialization of Resolution

2022-PB-18 – Singas Famous Pizza – P22-12 – Killion-Smith

Second – Higginbotham

Ayes: Higginbotham, Killion-Smith, Sullivan, Friedman

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2022-PB-19 – Lorenzo Ballerini – P22-09 – Killion-Smith

Second – Higginbotham

Ayes: Higginbotham, Killion-Smith, Sullivan, Friedman

2022-PB-20 – High Way 90 – P22-08 – Higginbotham

Second – Sullivan

Ayes: Higginbotham, Sullivan, Kavalkovich, Friedman

2022-PB-21 – Briarwood Lane -P22-13 – Higginbotham

Second – Kavalkovich

Ayes: Higginbotham, Killion-Smith, Sullivan, Kavalkovich, Friedman

Public Comment

Ila Vassallo – Chair Environmental Commission

Ms. Vassallo asked about the status of the Open Space Recreation Plan

Commission spent a lot of time preparing a list of properties for acquisition and has not seen a plan at this time.

Councilman Freeman – public meetings are still being held

Board Planner Scott Taylor – has been work with Remington & Vernick and Township, map and inventory hopefully will be available in January

Ms. Vassallo wants to make sure the Commission is included

Mr. Taylor agreed

Board Comment – None

Communication/Organization – Mr. Taylor reiterated what was discussed with Ms. Vassallo

Next Meeting – 1-5-2023

Meeting Adjourned – 9:50 p.m.