

TOWNSHIP OF EVESHAM

Planning Board

Minutes

December 17, 2020

7:00 P.M.

Municipal Building

Via Video Conferencing

Call to Order

Meeting brought to order by Vice-Chair Parikh at 7:05 P.M.

Flag Salute

Statement of Conformance with Open Public Meetings Act

Vice- Chair Parikh 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 via video conferencing

Roll Call

Present: Friedman, Hansen, Higginbotham, Levenson, Natale, Mayor Veasy, Parikh

Absent: Cortland, Marrone, Mehigan

Staff: Norman, Taylor, Rijs Snee, Arcari, Turan, Capt. Freedman, Kinney

Continuation of Scheduled Matters – None

New Business:

1. Sammy's Car Wash Marlton, LLC PB 20-22

Preliminary/Final Site Plan with "C" Variances

801 Route 70 West, Block 3, Lot 3

(Redevelopment Area – G-Boys – C-1/EVCO Zone)

Damien DeDuca, Attorney for Applicant

Redevelopment Plan adopted by Evesham Township Council – Ordinance 326-2020

on November 10, 2020 – permitting use

5,137 sq. ft. automatic car wash and 176 panel ground mounted solar field to supply power

Sworn Rob Giannone – Contract Purchaser

Managing Member & Owner of Sammy's Car Wash

Brian Cleary – Engineer – Pettit Engineering Group

Nathan Mosley – Traffic Engineer – Shropshire

Exhibit – A-1 Aerial Plan

Exhibit – A-2 Rendered Site Plan

Exhibit – A-3 Artist Rendered Elevations
Brian Cleary – Engineer prepared site plan submitted
Access east side of Route 70
3 lanes going into site
Kiosk to order, enter tunnel though to front
Exhibit A-8 - 24 vacuum spaces – each space will have its own trash container
5 parking space – employee
Solar field to supply power with sufficient landscaping
Lighting proposed – 10 25' LED fixtures and will comply with ordinance
176 panel ground mounted solar field will be located at the back of the property
Exhibit A-6 – Signs - all meet Redevelopment Plan requirements
 Freestanding/Pylon Sign – 102 sq. ft.
 2 Sammy's Express
 1 Car Wash
 4 Directional
 1 Tunnel exit sign
 2 Clearance sign over canopy
 1 Unlimited Club
 2 Menu Signs
 2 Ordering Signs
 1 Unlimited Club Menu
Applicant proposes signs be turned off by 10:00 p.m.
Applicant will provide Tree Management Plan
Landscape islands will have scrubs
Requesting providing only 1 street tree to ensure safe entrance into site
Sidewalks along building – will provide landscaping along building where it will work
Solar Panel are designed to reduce glare
No stormwater issues along Route 70
Agrees with comments in ERI letter dated 12/14/2020 and Taylor Design letter dated 12/16/2020
Applicant will work with Deputy Chief Freedman for a solution for fire access during construction
Vice-Chair Parikh asked about the trash enclosure – will be use by employees
Vice-Chair Parikh asked about the adjacent property – apartment complex
Mr. Cleary stated that an 8' fence is proposed, evergreen trees and shade trees were to be planted
Rob Giannone, owner of Sammy's Express Car Wash gave information on the operation
 Existing facility located in Maple Shade – with no negative comments
 Creates an experience – time is limited
 Building illuminated with natural light

- Most up-to-date technology and electronics
- Great experience for customer
- 3 stacking lanes
- Time from order of service to end of service – less than 5 minutes
- Free vacuum service – will comply with State and Local noise ordinance
- 2 to 4 employees
- Hours of operation 8:00 a.m. to 7:00 p.m. 7 days a week

Applicant has requested black pole lights that better match design of building
Applicant would propose to use Promenade lights along Route 70 with other lights on site

Mayor Veasy talked about the 6' fence compared to the 8' fence – using 6' fence with tree buffer

Applicant will work with Mr. Taylor on landscaping to address concerns of Vice-Chair Parikh for nearby residents

Board Member Levenson asked if roof mounted solar panels were considered – Mr. Giannone feels they are not good for aesthetics

Mr. Parikh questioned the lite sign being on until 10:00 p.m.

Nathan Mosley – Traffic Engineer

Mr. Mosley report that this operation is anticipated to use a 'C' level of service
The driveways are under the jurisdiction of the NJDOT – conditional approval has been received at this time.

Noise levels based on current information will be below state required levels
Access, stacking, circulation is safe and efficient – kiosk is quick and cars move efficiently

Ms. Arcari reference ERI letter dated 12/14/2020 – nothing to add, applicant agrees
To comply and will work to address striping

Mr. Taylor reference to Taylor Design Group letter dated 12/16/2020

- Discussed lighting fixtures – Promenade lighting fixtures could be use in the front of property for streetscape/uniformity-lights proposed on rest of property
- trash pickup – 7:00 a.m. to 7:00 p.m.
- side and rear yard buffering
- solar panels to have a 7' setback

Applicant has agreed to conditions set forth in letter

Mr. Turan reference CME letter dated 12/8/2020 – no major concerns – applicant agreeable to get proper documentation to Mr. Turan

Reference to Environmental Commission's memo dated 12/14/2020 – Mr. Turan Supports waiver request.

- Design waiver for slopes have been addressed
- Rainwater harvesting of building and solar runoff cannot be done
- Warning signs for solar system – no safety concerns
- Landscaping Plan will be reviewed and applicant will work with Board Planner to

consider the Commission's recommendations
Deputy Chief Scott Freedman referenced memo dated 12/15/2020
Applicant has provided more information and it is sufficient
Applicant will work with Deputy Chief Freedman to fire access during
Construction
Access roads to be a minimum of 20 ft. in width – applicant agrees

Board Comment

Mr. Friedman asked Mr. Mosley traffic traveling south/east access to site
U-turn would be made at Cropwell Road
Mr. Friedman questioned areas that will not have fencing
Mr. Cleary stated that a sufficient amount of landscaping to be around property
Fencing would be around solar field

Councilwomen Hansen asked the size of the trees to be planted
Mr. Cleary – 5' to 6' tall
Trees will be replaced if needed and covered under Performance Guarantee
and then under the 2-year Maintenance Guarantee
Also questioned ground beneath solar panels – grass with cement foundations

Mayor Veasy questions Ms. Acarci about traffic flow
Ms. Acarci stated that information provided was sufficient
Mayor Veasy asked about the lighting
Mr. DeDuca – applicant will comply with the promenade lights

Public Comment

Ila Vassallo, 5 Beauport Ct. – sworn
Comments – happy with the use of solar panel, reclaimed water and highly
Recommends the use of native plantings

Public Comment - Closed

Mayor Veasy asked is native species would be used
Mr. Cleary – will work with Planner and try and take it into consideration
Also talked about the signage – advertising until 10:00 p.m.

Mr. Giannone stated that proposed gate signage would be the only advertising sign

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Motion to approve PB 20-22 – Sammy’s Express Car Wash Variance on Gate Sign – Mayor Veasy
Second – Higginbotham

Ayes: Friedman, Hansen, Higginbotham, Levenson, Natale, Mayor Veasy, Parikh

Motion to approve PB 20-22 – Sammy’s Express Car Wash – Preliminary and Final Major Site
Plan – Levenson

Second – Hansen

Ayes: Friedman, Hansen, Higginbotham, Levenson, Natale, Mayor Veasy, Parikh

Minutes – November 19, 2020

Approved as corrected – Motion – Higginbotham

Second – Natale

Ayes: Friedman, Hansen, Higginbotham, Levenson, Natale, Mayor Veasy, Parikh

Minutes – December 3, 2020 - Tabled

Resolutions

PB 14-25SPFA – Route 70 Management LLC

Motion – Parikh

Second – Higginbotham

Ayes: Friedman, Hansen, Higginbotham, Levenson, Natale, Mayor Veasy, Parikh

PB 20-23 – Housing Element

Motion – Higginbotham

Second – Parikh

Ayes: Friedman, Hansen, Higginbotham, Levenson, Natale, Mayor Veasy, Parikh

Public Comment – None

Board Comment – None

Next Meeting – January 7, 2021

Meeting Adjourned – 9:55 p.m.

