

**TOWNSHIP OF EVESHAM**

**Planning Board**

**Minutes**

**7:00 P.M.**

**May 7, 2020**

**Municipal Building**

**Via Video Conferencing**

**Call to Order**

Meeting brought to order by Chairperson Marrone at 7:00 P.M.

**Flag Salute**

**Statement of Conformance with Open Public Meetings Act**

Chairperson Marrone 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:** Cortland, DiEnna, Friedman, Levenson, Parikh, Mayor Veasy, Marrone

**Absent:** Higgonbotham, Mehigan, Menichini, Maratea

**Staff:** Norman, Darji, Snee, Taylor, Freedman, Jamanow, Muscella, Kinney

**Continuation of Scheduled Matters – None**

**New Business:**

**PB 20-02 CSH Marlton, LLC – Preliminary & Final Major Site Plan**

5 Executive Drive, Block 36, Lot 2.05

Marlton Executive Drive Redevelopment Area

Peter Flannery, Attorney

Legal notice was reviewed by Chris Norman and approved

The Marlton Executive Study Area was designated as an Area in Need of Redevelopment by Resolution 127-2019 on April 2, 2019 and a Redevelopment Plan for the Area was adopted November 12, 2019 Ordinance 18-11-2019

Applicant is seeking preliminary and final site plan approval and proposes to construct a three-story senior assisted living facility, 87 units, 110 beds, 61 parking spaces and related site improvements and design waivers from 160-32D(2) loading spaces and sidewalks along Executive Drive as per The Redevelopment Plan, III.B

Witnesses Sworn:

Joseph F. McElwee – Principal, Capital Seniors Housing  
Edward Brady - Engineer, TWT  
David King - Architect  
James Langenstein - Landscape Architect  
Robin Richie – Planner

Exhibits:

A-1 Landscape Plan  
A-2 Site Plan, page 3 of 3 - dated 2-3-2020  
A-3 Architectural Renderings – dated 3-3-2020  
A-4 Power Point - dated 5-7-2020  
A-5 Aerial Map – dated 5-5-2020

Mr. Joseph f. McElwee – Principal – Capitol Seniors Housing gave testimony:

Capital Seniors Housing was formed in 2003  
CSH has developed 150+ communities over the past 30 years  
Recent developments in Mt. Laurel  
Proposed building is approximately 75,000 sq. ft.  
State of the art facility  
Total of 87 units – 60 Assisted Living, 27 Memory Care (11 COAH units will be provided)  
30 employees on the largest fulltime shift, 22 on 2<sup>nd</sup> shift and 4-5 over night  
Health care staff consists of RN's, LPN's, Medication Managers, Resident Assistant  
Low impact on traffic  
No impact on school system

Mr. Edward Brady – Engineer – Taylor Wiseman Taylor gave testimony on:

Exhibits A-5 Aerial Map, A-2 Site Plan, A-1 Landscape Plan  
3 story building  
61 parking spaces, 4 handicap spaces  
Wetland permits have been reapplied for  
Sidewalks on Evesham Road will be repaired where needed and connected into the site  
Public Water and Sewer  
25' high LED lights – wall packs on building  
6' high block trash enclosure – private trash pickup  
6' fence along outside patio  
Additional fire hydrant to be added to plan  
Fire lane signage to installed  
Submitted revised stormwater report

Received permits from Burlington County Planning Board, NJDEP Stormwater

Mr. Dennis King – Architect – Meyer Design, Inc./Meyer Architects, Inc. gave testimony on:

Exhibit A-3 Architectural Renderings

Roof top equipment will be properly screened

Will comply with requirements set forth in the Redevelopment Plan for materials and colors including all elevations

Working with Captain Scott Freedman in regard to items in his March 13, 2020/April 29, 2020 memos

Sustainable and green infrastructure will be used

Mr. Jim Lagnenstein – Landscape Architect – Longstone Gardens gave testimony on:

Exhibit A-1 Landscape Plan

Outdoor amenities include; gardens, patios, porches, courtyard, walkway around building

6' fence will be installed around the Memory Care courtyard

Planting consistent with the Redevelopment Plan

A number of shade trees have been preserved

Irrigation system to be installed

Mr. Rodney Richie – Planner gave testimony on:

Required sidewalks per Redevelopment Plan have been addressed

Direct access to Evesham Rd. & connection to existing sidewalk

3 loading zones are required, 2 side by side loading spaces 10' x 35' proposed

Deliveries by box trucks only

Board Planner Scott Taylor, Taylor Design Group, discussed his review letter April 4, 2020

Applicant agrees with 10% affordable units

19.5 sq. ft. sign will comply and blends with the façade of the building

Applicant worked very well with the Board Professionals

Applicant agrees to comply

Board Environmental Consultant Eric Snee, CME Assoc., discussed his review letter April 3, 2020

Applicant has responded to all comments and has agreed

Will supply all outside agency permits

Board Engineer Rakesh Darji, ERI, discussed his review letters dated April 3, 2020 & May 1, 2020

Applicant has addressed all concerns

Mr. Darji has no objects to waivers requested

Board Traffic Engineer Stacey Arcari, ERI, discussed her review letter dated May 1, 2020  
Applicant has addressed all traffic concerns  
Ms. Arcari stated that this project will have a minimal impact to the surrounding roadways  
Copy of the Burlington County Planning Board should be submitted.

**Public Comment – NONE**

**Board Comment**

Chairman Parikh questioned the access from Evesham Road, what kind of security would be provided due to the high traffic  
Mr. McElwee responded that the Memory Care section has a 6' fence that is locked and secure and residents will not go out unsupervised. Front door is locked after 6:00 p.m. and entry is with code only.

Chairman Parikh questioned the Executive Drive entrance/walkway  
Mr. Brady responded the grade difference and wetland along Executive Drive was the reason for the design

Nancy Jamanow, Director of Community Development stated that Captain Scott Freedman, Fire Marshal has been in contact with the applicant in reference to his memo dated April 29, 2020 concerning the standpipe/hose connection

Board Member Levenson questioned the loading dock/zone area and if there is sufficient space for delivery and turn around  
Mr. Brady testified that there is sufficient space  
Mr. Brady also testified that trash would be handled by a private service – twice a week using front load dumpsters

Mayor Veasy appreciates the applicant considering green infrastructure  
Also asked about lighting around sidewalk next to pond  
Mr. Taylor, Board Planner has spoken with applicant and additional lighting is proposed  
Pond has fountain and lighting

Board Member Friedman questioned if the applicant has considered the impact to the Fire Department and EMT services  
Mr. McElwee does not feel that an impact on these services  
Private medical transportations will be provided

Board Member Friedman is concerned about the traffic impact at Route 73 and  
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Evesham Road

Mr. McElwee feels it would be a low traffic impact

Chairman Parikh asked Ms. Arcari and she does not consider it an issue

Board Secretary Muscella read into the record a question from the public concerning  
loading/deliveries – all deliveries will be during regular business hours

Board Member Councilman DiEnna asked Mr. McElwee time lines

Breaking ground – 11/1/2020 – 1/1/2021

Construction Time - 14/15 months

Marketing Trailer will be in operation 6/7 months prior to completions to take  
applications

Do residents use public transportation – residents are mostly transported by family  
members

Motion to approve PB 20-02 CSH Marlton, LLC – Parikh

Second – DiEnna

Ayes: Cortland, DiEnna, Friedman, Levenson, Parikh, Mayor Veasy, Marrone

Board Member Parikh thanked Board Secretary Muscella for all her work in organizing this  
teleconference meeting.

**Minutes** from the March 5, 2020 approved as written:

Motion – Levenson

Second – DiEnna

Ayes: DiEnna, Friedman, Levenson, Marrone

Next Meeting – May 21, 2010 has been cancelled

Meeting Adjourn: 8:40 P.M.

