

TOWNSHIP OF EVESHAM

Planning Board

Minutes

January 21, 2021

7:00 P.M.

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 teleconferencing

Roll Call

Present: Friedman, Higginbotham, Levenson, Mehigan, Natale, Mayor Veasy, Parikh, Cortland, Marrone

Absent: Hansen

Staff: Norman, Taylor, Snee, Arcari, Rijs, Boulton, Kinney

Continuation of Scheduled Matters – None

New Business:

1. Benjamin Marple, LLC PB 20-24

Richard Jobs House

Minor Site Plan

39 East Main St., Block 4.08, Lot 10.01 (C-3 Zone)

Patrick McAndrew, Attorney for Applicant

Applicant is proposing to construct a 1,148 sq. ft. 2nd floor addition to the property

Property is this located in the C-3 Zone – Historic District – received Certificate of Appropriateness from the Historic Preservation Commission 10/13/2020

Robert Malloy – sworn

Converted store (NAPA Auto Store) to office space and existing tenant would like to expand

Architectural plans submitted to HPC and approved

Mr. Malloy has previously done work on other properties in the C-3 downtown area and received awards for his work

Applicant will construct a stone parking lot at the rear of the building with an additional paved ADA space

Michael Avila – Engineer for Applicant – sworn
Project is a currently developed area
Frontage is on Main Street and Oak Ave.
Entrance will be on Main Street, exit on Oak Ave.
28 parking spaces will be provided
Deliveries – FEDEX, UPS, etc. – low impact
Trash – current business generates low volume
Stone parking area will not adversely impact stormwater
Signage to stay the same

Scott Taylor – Taylor Design Group letter dated 1/20/2021
Many existing conditions
Addressing FAR – applicant has agreed to keep at .20
Existing Ice House was not included in the calculation and was used as storage
Applicant agrees to remove storage
Sidewalks on Oak Ave. will be addressed at time of proposed additional development of site

Mr. Avila provided information of the LED lighting information for the proposed work
Applicant will address lighting again at time of the additional development of the site
Applicant provided information on landscaping and will supply as needed at time of the development of the site
Mr. Malloy is in agreement

Eric Snee – CME letter dated 1/6/2021
Mr. Snee has no objection to the Cultural Resources Survey and Environmental Impact Report waiver request
Mr. Snee has requested additional information for the Phase Environmental Site Assessment – Applicant agrees
Applicant agrees to submit all applications and approval issued by outside agencies –

Ms. Arcari – ERI letter dated 1/18/2021
Ms. Arcari stated that there are numerous existing conditions
Ms. Arcari reported that Mr. Darji, Board Engineer has spoken with Mr. Avila and she will work with Mr. Avila to address comments and concerns

Board Comment

Chairperson Marrone applauded Mr. Malloy for this project stating that when the 2020 Vision Plan was done in 2009 that this was exactly as proposed

Board Levenson questioned the existing electrical service to the building
Applicant confirmed it was sufficient

Board Attorney Mr. Norman said the use is consistent with the Zone Plan and the 'C'-1 and 'C'-2 variances requested are a low impact

Mr. Avila agreed and stated that this advances the Zone Plan

Mayor Veasy asked about the flow of traffic on the property from Main Street to Oak Ave.
Mr. Avila stated the entrance would be on Main Street, exit on Oak Ave. Proper directional signs would be installed. Sign on Oak Ave would read -Do Not Enter

Public Comment – None

Motion to approve PB 20-24 Benjamin Marple LLC – Levenson
Second – Parikh

Ayes: Mayor Veasy, Marrone, Parikh, Levenson, Mehigan, Higginbotham, Friedman, Natale, Cortland

**2. Evesham Township Downtown Vision Plan – Master Plan
Public Hearing pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-, et, seq.)
and specifically N.J.S.A. 40:55D13, to consider adopting the Downtown Vision Plan
as a sub-plan to the Land Use Plan Element of the Municipal Master Plan**

Prepared by LRK, Inc., Planners and Architects

Chris Cosenza, Architect, Project Manager, LRD, Inc. – sworn

Attached is a copy – Evesham Township Downtown Vision Plan – January 2021

Mr. Cosenza gave an overview of the plan

Several goals and objectives the 2020 Vision Plan called for the establishment of a landmark at Evesham Crossroad, the retrofit and transformation of outdated commercial corridors, and plans to enhance quality of life in affected neighborhoods
It also focused on the downtown Marlton Village/Main St. area.

Make Marlton Village a more vibrant destination, inviting a mix of shops, restaurants, with civic gathering places along a pedestrian-friendly streetscape

This plan builds on the 2020 Vision Plan and aims to provide additional focus on the historic downtown area

In past years the Township embarked on several redevelopment activities that included the adoption of Resolution 339-2014 which declared certain properties within the Marlton Village as an 'Area in Need of Rehabilitation'
Since 2009 many sites have been transformed

- Main St & Cooper

- Former Olga's diner site

- South Maple Ave. – Jackie's Crossing

Public participation was conducted in 2018 with two open houses

Attendees were asked to review and provide feedback regarding on going development

Questions provided to the public included:

- What special uses you would like to see downtown

- What uses would activate the downtown

- What businesses and restaurants would you like to see downtown

Other comments and concerns for the downtown included, walkable destination, available parking to name a few

Green Infrastructure is recommended in building scales, yard areas such as parking lots, civic gathering areas, internal walkways and paths and public green spaces

Board Comment

Board Member Levenson asked if the sidewalk design would match the existing brick sidewalk in the downtown area – he is concerned of the tripping hazard and if a better design could be used

Mr. Cosenza said it can be reconsidered

Board Member Levenson is also concerned about underground water storage facilities under parking lots

Mr. Cosenza while difficult further designs are being considered

Chairperson Marrone stated that this is a 'guiding principle in nature document'

Mr. Taylor that this is an element of the Master Plan, when moving forward ordinances will be adopted within the frame work of the document

Mr. Taylor stated that parking, street trees, parking behind of properties should be address

Board Member Parikh asked if the area included as far down Main St. as the Post Office

The Vision included the Redevelopment and Rehabilitation of the downtown

Mayor Veasy stated it has not been talked about at this time but could be considered

Mayor Veasy thanked Mr. Cosenza and LRK, NJ Future and the Public for their participation in this project

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Board Comment – Closed

Public Comment

Ila Vassallo – sworn
3 Beauport Ct.
Ms. Vassallo is the Environmental Commission’s Chairperson
Happy with the Green Infrastructure elements of the plan
Has questions on impervious coverage and stormwater runoff
Propose native plants should be considered
Mr. Cosenza all will be considered under Green Infrastructure

Sandy Student – sworn
6403 Baltimore
Mr. Student is the Zoning Board’s Chairperson
Mr. Student has been in favor of the Vision Plan since conception
Stated that LRK has worked in numerous places
Is happy with the changes made to plan including, more restaurants, pedestrian friendly
concept, making Main St. a more vital destination
Glad that the Planning Board is considering this plan and he is very much in favor

Janet Rolnick – sworn
259 Taunton Lake Rd.
Ms. Rolnick is a member of the Environmental Commission
It is very important in the planting of native plants

Public Comment – Closed

Motion to adopt recommendation of the Evesham Township Downtown Vision Plan January
2021 - Parikh
Second – Higginbotham
Ayes: Mayor Veasy, Marrone, Parikh, Levenson, Mehigan, Higginbotham, Friedman, Natale,
Cortland

Minutes – January 7, 2021

Motion – Cortland
Second – Higginbotham
Ayes: Friedman, Higginbotham, Natale, Parikh, Mayor Veasy, Cortland, Marrone

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Resolutions

PB 20-22 - Sammy's Express

Motion – Parikh

Second – Levenson

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

PB 20-12 – AFAMAR, LLC

Motion – Higginbotham

Second – Cortland

Ayes: Mayor Veasy, Parikh, Natale, Higginbotham, Friedman, Cortland, Marrone

Public Comment – None

Board Comment – None

Next Meeting – February 4, 2021

Meeting Adjourned – 8:55 p.m.