

**TOWNSHIP OF EVESHAM**

**Planning Board**

**Minutes**

**March 2, 2023**

**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:** Mayor Veasy, Deputy Mayor Freeman, Bock, Everhart, Higginbotham, Killion-Smith, Kavalkovich, Friedman

**Absent:** Sullivan, Smith, Costello

**Staff:** Cucchiaro, Darji, Snee, Taylor, Newton

**Continuation of Scheduled Matters – None**

**New Business**

**1. 446 Route 70**

**P22-15**

Block 22.01, Lot 5 & 6 (C-1/EVCO Zone)

Floro Evesham LLC

Robert S. Baranowski, Jr., Attorney for Applicant

Rami Reda, Floro Evesham, LLC – sworn

Dan Jost, DJ Architecture, LLC – sworn

Victor Anosike, McMahon, a Bowman Company – sworn

Mr. Baranowski – applicant is before the Board for a Conditional Use application

Applicant proposes to renovate and reuse the vacant space within a three-unit retail space into a Class 5 Cannabis Retail Establishment

Applicant received a Resolution of Support from Township Council 3-9-2022

The unit is 2,500 sq. ft. middle unit

There will be no new exterior changes  
Applicant has applied to NJDOT for a Letter of No Interest – awaiting approval  
Mr. Rami Reda – Floro Evesham, LLC  
Have been in business 10 years  
Meets conditions set forth in Conditional Use Standards 161-1.C.(22)  
Security staff, alarms, well lit site  
Staff training will include work place violence  
Regular inventory count  
Odor control will be met  
Staff will park in rear of building  
Complies with CSC licensing  
Signage will comply with signage previously approved for center  
Hours of operations  
    10:00 a.m. – 8:00 p.m. – Monday – Saturday  
    12:00 p.m. – 6:00 p.m. – Sunday  
Deliveries will be made at off peak hours – no loading zone needed  
Curbside pick-up will be available  
Basement is for storage only – no customer access  
If any site improvements are needed, such as striping – applicant will work with the owner of the property

Dan Jost – Architect  
Referred to the floor plan showing interior  
Belco doors – connected to exterior wall – steel mandoor  
Signage is undersized and will have backlit channel letters  
Site lighting levels are adequate  
No new landscaping is proposed  
Blacktop is generally in good condition – will work with owner for any improvements

Victor Anosike – Traffic Engineer  
Change of use from clothing store to cannabis retail  
Net increase in trip generation – 20 vehicles in P.M., 31 midday Saturday  
Standards used from ITT  
Total of 34 parking spaces – existing parking utilization at the overall site is 22%  
Proposed site parking supply meets current industry standards  
Applicant has applied to NJDOT for a Letter of No Interest  
Parking Access and Maintenance Agreement for easement with the Meineke property is still valid  
Mr. Anosike referred to Exhibit A-3 Traffic Video which observed activity at site on a Friday from approximately 3:00 to 7:00 p.m.

Page 3

March 2, 2023

Rakesh Darji – ERI – letter dated 2-24-2023

Applicant agrees to recommendations and comments

Asked the number of employees – Mr. Reda, 8-10 employees per shift

Variances are being carried forward from prior approval and testimony provided is credible and accurate for the parking variance to be carried forward

Pass by rate – not appropriate for this use

Scott Taylor – letter dated 2-19-2023

Applicant agrees to recommendations and comments

Applicant meets the condition standards set forth in Section 161-1.C.(22)

In reference to the signage – under Section 160-75.M(8) – no signage reflecting a cannabis leaf – and must meet the wishes of the Board

Mr. Baranowski – applicant will remove leaf

Eric Snee – CME – letter dated 2-22-2023

Applicant has supplied the information requested

With the age of building, asbestos, lead paint, etc. possibly may be present. Asked that an inspection be conducted prior to tenant fit out (this information may be available through property owner)

Also, proper disposal of debris during construction

Applicant agrees

Board Comment

Deputy Mayor Freeman -Will the pylon sign and façade signs be the same?

Mr. Reda – yes

Deputy Mayor Freeman – concerned about overflow traffic on Route 70

Mr. Reda – dedicated times with curbside pickup, mobile kiosk and security to control traffic will be in place

Deputy Mayor Freeman – asked about deliveries

Mr. Reda – rear of building – off peak hours – staggered times for safety reasons – security guards monitoring

Deputy Mayor Freeman – concerned about banking revenues

Mr. Reda – had secured an account with Park Bank Credit Union – armored vehicle

Mayor Veasy – asked about the 3 parking spots on the Meineke property, are they included in the count of 34?

Mr. Anosike – yes – but are not used – feels that the 31 spaces are adequate for the uses on this site

Mr. Darji – those spaces are part of an easement and part of the Meineke property and the applicant does not want to include that site in this application

Mr. Baranowski – that is correct

Page 4

March 2, 2023

Board Member Everhart questioned site pick up, marked parking spots, transactions  
Mr. Reda – parking spot will be marked for pick up, employee will confirm order, receive payment will return with order.

There is a mantrap in rear of building for security, front entrance will have lobby, all secure  
Mr. Darji asked how many spaces would be marked for curbside pick up  
Mr. Reda – not more than 2

Board Member Killion-Smith – concerned for the safety of the employees  
Mr. Reda – security will walk with them to their cars

Board Member Everhart – with the proximity of the same kind of facilities, is there no restriction?  
Mr. Baranowski – this is a function by rules of the ordinance

Chairman Friedman – regarding sign – Floro Evesham – how does one know what it is?  
Mr. Reda – customers use websites for information

Mayor Veasy – concerned about parking not just for this use but for the entire site and would the applicant consider having employees park off-site?  
Mr. Reda – will look into to it

Mr. Taylor asked about delivery of the product to and from the site  
Mr. Reda – no deliveries will be made to customers, delivery of product will be dropped off, not vehicle will be marked with company name, no company vehicle will be parked at site

Public Comment – None

Motion to approve 446 Route 70 West – P22-15 – Deputy Mayor Freeman  
Second – Higginbotham

Ayes: Mayor Veasy, Deputy Mayor Freeman, Bock, Everhart, Higginbotham, Killion-Smith, Kavalkovich, Friedman

## **2. Open Space and Recreation Plan**

Board discussion only regarding scheduling of public hearing on the matter

Jenizza Corbin – Planner – Remington & Vernick

Remington & Vernick prepared plan

Plan has been completed and distributed to the Planning Board and the Environmental Commission

One public meeting has been conducted and a second one is to be scheduled prior to April 10<sup>th</sup> to ensure proper notice

Plan to be scheduled before the Planning Board on April 20, 2023

Board should review document and direct any comments to Jenn Newton,  
Community Development

**Minutes – 2-2-2023**

Motion to approve as corrected - Killion-Smith

Second – Everhart

Ayes: Mayor Veasy, Deputy Mayor Freeman, Bock, Everhart, Higginbotham, Killion-Smith,  
Kavalkovich, Friedman

**Memorialization of Resolution**

Motion to approve 2022-PB-22 – Tuckerton Developers, LLC – P22-10 – Killion-Smith

Second – Higginbotham

Ayes: Deputy Mayor Freeman, Higginbotham, Killion-Smith, Kavalkovich, Friedman

Motion to approve 2023-PB-01 – Ordinance 1-2-2023 – Higginbotham

Second – Killion-Smith

Ayes: Mayor Veasy, Deputy Mayor Freeman, Bock, Everhart, Higginbotham, Killion-Smith,  
Friedman

Motion to approve 2023-PB-02 – Ordinance 2-2-2023 – Killion-Smith

Second - Higginbotham

Ayes: Mayor Veasy, Deputy Mayor Freeman, Bock, Everhart, Higginbotham, Killion-Smith,  
Friedman

Motion to approve 2023-PB-03 – Ordinance 3-2-2023 – Higginbotham

Second – Killion-Smith

Ayes: Mayor Veasy, Deputy Mayor Freeman, Bock, Everhart, Higginbotham, Killion-Smith,  
Friedman

**Public Comment**

Ila Vassallo, 5 Beauport Ct.

Chairperson Environmental Commission

Commission has received draft copy of plan and done their due diligence

**Board Comment - None**

**Communication/Organization**

Board Secretary Newton informed the Board that at an upcoming meeting an Ordinance will be presented to address the Pinelands Commission Stormwater Management regulations

Page 6  
March 2, 2023

**Next Meeting – March 16, 2023**

**Meeting Adjourn – 8:36**