

**TOWNSHIP OF EVESHAM  
Planning Board**

**Minutes**

**7:00 pm**

**19 July 2018**

**Municipal Building**

**Re-Organization Meeting:**

**Call to Order**

Regina Kinney made the call to order at 7:10 pm.

**Flag Salute**

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

Regina Kinney made the statement of conformance with the Open Public Meeting Act and the Municipal Land Use Legislation

**Roll Call**

**Present:** Foster, Levenson, McGoey, Menichini, Mondì, Parikh, Zeuli, DiEnna, Marrone, Cortland, Maratea

**Also Present:** Stuart Platt, Leah Furey

**Absent:**

Secretary Kinney asked for a Motion for appointments:

**A. APPOINTMENTS**

**1. Chairperson- Alicia Marrone**

Motion: Parikh

Second: DiEnna

Ayes: Foster, Levenson, McGoey, Menichini, Mondì, Parikh, Zeuli, DiEnna, Marrone, Cortland, Maratea

**2. Vice-Chairperson- Jay Parikh**

Motion: Cortland

Second: Foster

Ayes: Foster, Levenson, McGoey, Menichini, Mondì, Parikh, Zeuli, DiEnna, Marrone, Cortland, Maratea

**3. Alternate Vice-Chairperson- Paul Cortland**

Motion: Parikh

Second: Levenson

Ayes: Foster, Levenson, McGoey, Menichini, Mondì, Parikh, Zeuli, DiEnna, Marrone, Cortland, Maratea

**4. Secretary- Regina Kinney**

Motion: Parikh

Second: Cortland

Ayes: Foster, Levenson, McGoey, Menichini, Mondì, Parikh, Zeuli, DiEnna, Marrone,

Cortland, Maratea

**5. Assistant Secretary- TABLED**

**6. Recording Secretary: *Temporary – Kinney***

Motion: Parikh

Second: Cortland

Ayes: Foster, Levenson, McGoey, Menichini, Mondi, Parikh, Zeuli, DiEnna, Marrone, Cortland, Maratea

**7. Assistant Recording Secretary - TABLED**

**B. PROFESSIONAL APPOINTMENTS**

**1. Attorney- Stuart Platt, Platt & Riso**

Motion: DiEnna

Second: Parikh

Ayes: Foster, Levenson, McGoey, Menichini, Mondi, Parikh, Zeuli, DiEnna, Marrone, Cortland, Maratea

**2. Engineer- Chris Rehmann, Adams, Rehman & Hagan**

Motion: Parikh

Second: Cortland

Ayes: Foster, Levenson, McGoey, Menichini, Mondi, Parikh, Zeuli, DiEnna, Marrone, Cortland, Maratea

**3. Traffic Engineer- Stacey Arcari, Environmental Resolutions INC**

Motion: Parikh

Second: Cortland

Ayes: Foster, Levenson, McGoey, Menichini, Mondi, Parikh, Zeuli, DiEnna, Marrone, Cortland, Maratea

**4. Environmental Consultant- Behram Turan, CME Associates**

Motion: Cortland

Second: Foster

Ayes: Foster, Levenson, McGoey, Menichini, Mondi, Parikh, Zeuli, DiEnna, Marrone, Cortland, Maratea

**5. Conflict Attorney- Matthew Wieliczko, Zeller & Wieliczko**

Motion: DiEnna

Second: Parikh

Ayes: Foster, Levenson, McGoey, Menichini, Mondi, Parikh, Zeuli, DiEnna, Marrone, Cortland, Maratea

**6. Conflict/Alternate Engineer- Rakesh Dariji Environmental Resolutions INC**

Motion: Parikh

Second: Cortland

Ayes: Foster, Levenson, McGoey, Menichini, Mond, Parikh, Zeuli, DiEnna, Marrone, Cortland, Maratea

**7. Appointed Township Planner for Planning Board - Leah Furey Bruder**

Motion: DiEnna

Second: Levenson

Ayes: Foster, Levenson, McGoey, Menichini, Mond, Parikh, Zeuli, DiEnna, Marrone, Cortland, Maratea

**C. ADOPTION OF OFFICIAL TIME/PLACE FOR MEETING**

*Proposal for the 1st and 3rd Thursdays of the month at 7pm. Meetings will be located in the Municipal Court Room located at 984 Tuckerton Road, Marlton NJ 08053.*

Motion: DiEnna

Second: Levenson

Ayes: Foster, Levenson, McGoey, Menichini, Mond, Parikh, Zeuli, DiEnna, Marrone, Cortland, Maratea

**D. ADOPTION OF OFFICIAL NEWSPAPER**

All members agree to adopt the Central Record, Burlington County Times, and Courier Post as the official newspapers.

Minutes

June 7, 2018

Motion: Cortland

Second: Levenson

Ayes: Marrone, Parikh, Cortland, Menichini, Levenson, Foster, Mond, Maratea

June 21, 2018

Motion: Cortland

Second: Levenson

Ayes: Cortland, Zeuli, Levenson, DiEnna, Foster

**E. REGULAR SCHEDULED MEETING**

**UNFINISHED BUSINESS/NEW BUSINESS**

**1. Church of St. Joan of Arc – Preliminary & Final Major Site Plan**

100 Willow Bend Road

Block 32, Lot 2

MD Zone District

Applicant proposes a 3,633 sq. ft. rectory and driveway on the existing 11.8 acre property

Robert Baranowski, Jr., Attorney for Applicant

Applicant Attorney Overview:

- Existing rectory is occupied by 3 priests
- Shared with offices used for parish business
- Existing rectory/building will be used for offices
- New building/rectory will give priest separate living space and privacy

Applicant's Witnesses Sworn:

- Msgr. Richard LaVerghetta – Pastor
- Brian Cleary – Engineer – The Pettit Group, LLC
- Dan Nichols – Architect – Holiday Architects Inc.

Msgr. Richard LaVerghetta explained that the new facility would be the new separate living quarters for the priests serving the parish. The new rectory will be living quarters for the 3 parish priest and will separate the living quarters for the them from the parish offices. This will provide privacy for the priest and add additional office space for the parish.

Brian Clearly, Engineer with The Pettit Group, LLC testified the applicant is proposing to construct an approximate 3,633 sq. ft. rectory and driveway at the existing site, consisting of 3 bedrooms. Driveway will be connected to the existing parking area. Existing parking spaces will be relocated but there will be no overall loss in the number of parking spaces. He described the proposed additional landscaping and lighting that will be provided. No additional stormwater facilities are need. Impervious coverage increase is minimal – increasing to 48.3% where 50% is permitted.

Dan Nichols, Architect reiterated that the rectory was essentially a 3 bedroom house for the parish priests. The bedrooms are setup as suites for the priest's living quarters. He testified the façade is brick with roof shingles and will match as much as possible the existing buildings on site.

*Applicant ends testimony*

Leah Furey, Planning Board Planner considered the July 3, 2018 review letter prepared by she and Nancy Jamanow, Director of Community Development, and indicated the applicant has satisfied all the conditions of the report and indicated that no variances were necessary. Also recommended was the granting of the submission waivers requested.

Chairperson Marrone opened the floor to the public for any questions or comments.

No public Comment

Board Attorney Overview:

Applicant is seeking approval for Preliminary and Final Major Site Plan approval together with the requested submission waivers subject to certain conditions mentioned hereinafter

Motion to Approve PB 18-07

Motion: Parikh

Second: Mond

Ayes: DiEnna, Zeuli, Parikh, Menichini, Mond, McGoey, Foster, Levenson

**F. Executive Session – New Litigation**

Motion was made to go into Executive Session – PB 18-10 EX – DiEnna

Second Parikh

Ayes: All in Favor

Motion to come out of Executive Session and return to regular meeting

Ayes: All in Favor

Motion was made to appoint Planning Board Solicitor, Stuart Platt, Platt & Riso to defend the Evesham Township Planning Board in the matter of The Orchards at Greentree Homeowners Association, Inc. V. Evesham Township Planning Board and FT Equities, LLC – PB 18-11EX

Motion – Parikh

Second – Cortland

Ayes: All in Favor

Public Portion – NO COMMENTS

Next regular scheduled meeting – August 2, 2018  
August 16, 2018

Meeting Adjourned: 8:15 p.m.