

**TOWNSHIP OF EVESHAM**

**Planning Board**

**Minutes**

**7:00 pm**

**March 21, 2019**

**Municipal Building**

**Call to Order**

Vice Chairman Parikh made the call to order at 7:10pm

**Flag Salute**

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

Vice Chairman Parikh made the statement of conformance with the Open Public Meetings Act and the Municipal Land Use Legislation

**Roll Call**

**Present:** Higginbotham, Levenson, Mehigan, Parikh, DiEnna, Maratea, Marrone

**Also Present:** Norman, Furey Bruder, Boulton

**Absent:** Cortland, Foster, Menichini, Veasy

**Meeting Minutes**

**March 7, 2019**

Motion: Parikh

Second: Levenson

Ayes: Higginbotham, Levenson, Parikh, DiEnna, Maratea

**Continuation of Scheduled Matters**

**A. UNFINISHED/NEW BUSINESS**

**1. Public Hearing: Preliminary Redevelopment Need Investigation; Block 36 Lots 2.03, 2.04, 2.05 (Marlton Executive Study Area)**

Leah Fury Bruder; Township Planner

Leah Fury Bruder, Township Planner sworn in:

- Brief background regarding properties
- Evesham Redevelopment Planning – revitalization of underutilized properties
- Since 2013; old municipal building (2010) planning efforts in many areas
- Several redevelopment plans already adopted and underway
- Effective in Evesham to create change
- Process involves Planning Board, governing body, township professionals and interested landowners
- Township Council directs Planning Board to undertake investigation (April 2018)
- Following directive, Planning Board charged with conducting preliminary investigation; holding public hearing
- Planning Board then makes recommendation as to whether or not study area meets statutory criteria and is need of redevelopment

- Recommendation then goes to Mayor and Council
- By Resolution, then Mayor and Council designate the area in need of redevelopment
- Local Redevelopment and Housing Law amended that need to specify whether recommending area to be a “non-condemnation” redevelopment area or a “condemnation” redevelopment area
- Non condemnation redevelopment area, township cannot use power of eminent domain on property
- Recommendation here for Block 36 from Council is to consider this as a non-condemnation redevelopment area; so no intent to use eminent domain
- Township Council authorizes the preparation of a Redevelopment Plan
- Once introduced by Ordinance, Planning Board will review
- Once Ordinance is adopted, Council oversees the implementation of the redevelopment plan
- All developers come through normal course – via Planning Board with Site Plans and Subdivisions
- Block 36, Lots 2.03, 2.04, 2.05 included in Fair Share Housing Plan
- 2 of the compliance mechanisms are within Executive Drive
- By Resolution 121-2018, Township Council authorized the Board to undertake the investigation; non-condemnation
- Study Area (outlined in yellow on presentation) is 3 tax lots
- Wetlands to the north
- Development approval to the south which never came to fruition (parking area)
- Area remains vacant to the south
- Redevelopment criteria (A-H); local redevelopment and housing law N.J.S.A. 40A:12A-5
- Blight only necessary when condemnation is considered
- Lots total 19.5 acres; some wetland constraints
- Frontage on Evesham Road (County Route 544), Executive Drive (private road)
- Marlton Executive LLC owns all three lots; was one lot at one time
- 2003 subdivision created 2 lots; existing office buildings and 1 vacant
- 2016 vacant lot was subdivided to create 3 lots now being studied
- Zoning is C1 highway commercial
- June 2018 created new zone for one lot as Workforce Affordable Residential
- Part of compliance for Fair Share Plan; Lot 2.03 already in new zone
- Surrounding properties north, northeast and south are commercial
- Single family residential north, across Evesham Road and to west
- Current owner acquired in 2003; owns various office properties within submarket
- Tried to mirror successes elsewhere but none resulted in viable plan
- Access, wetland constraints and visibility all factors
- Limited potential in C1 zone; retail and restaurants
- Recession hurt suburban office market opportunities; larger offices moving back to cities
- Incentives in Camden also a factor for business moving out

- Affordable housing opportunity; access to water and sewer infrastructure, transportation infrastructure and close to jobs, services, recreation, etc.
- Valuable site; residential uses
- Scored competitively on Low Income Housing Tax Credit program and received the award in November
- Compatible uses for all 3 lots
- Affordable housing opportunity to satisfy Fair Share Obligation and designation will support inclusionary development at the site
- Satisfaction of criteria; D, E, H
  1. Obsolete layout on lot 2.04 and private roadway Executive Drive; responsibility of 2 owners not maintained consistent with township standards
  2. Lack of use of the property and stagnant conditions of useful and valuable land
  3. Property is located in a developed area with access to necessary infrastructure within Smart growth Area (planning area 2 on State Plan Map); redevelopment adaptive reuse encouraged

Public Comment:

- None

Board Comment:

- Mr. Levenson inquired about the location of the wetlands
- Chairwoman Marrone noted that in Fair Share Housing calculations prospective redevelopment of this land was contemplated as part of the settlement
- Township Planner advised this is consistent with housing element of Master Plan
- Township Planner pointed to the wetlands to the north; developable area
- Contemplated Assisted Living type facility; secluded nature
- Board Solicitor advised the Board needs to adopt the finding of need for redevelopment has been met in accordance with the statute via Resolution

Recommendation to Council to Adopt Resolution PB19-03

Motion: Parikh

Second: Levenson

Ayes: Higginbotham, Levenson, Mehigan, DiEnna, Maratea, Parikh, Marrone

**Communications/Organization:**

Next meeting: April 4, 2019

Motion to Adjourn

Motion: Parikh

Second: DiEnna

Ayes: All in Favor

**Meeting adjourned at 8:34pm**