

**TOWNSHIP OF EVESHAM**

**Planning Board**

**Minutes**

**August 4, 2022**

**7:00 P.M.**

**Municipal Building**

**Call to Order**

Meeting brought to order by Board Secretary Newton at 7:00 P.M.

**Flag Salute**

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

Board Secretary Newton 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:** Councilman Freeman, Higginbotham, Killion-Smith, Everhart, Touri, Smith

**Absent:** Mayor Veasy, Sullivan, Kavalkovich, Costello, Freidman

**Staff:** Karp, Darji, Newton, Kinney

Board Member Everhart made a motion to appoint Board Member Higginbotham as acting Chairperson

All members present in favor

**Continuation of Scheduled Matters – None**

**New Business**

**1. 901 Route 73 South (Galleria at Marlton)**

Raritan Reality Partners, LLC

Block 36, Lot 4.05 – C-1 Zone

CherylLynn Walters, Attorney for Applicant

This application is continued from the July 21, 2022 Planning Board meeting

Applicant is seeking a minor subdivision approval to subdivide the existing lot into two lots

Proposed Lot 4.05 to be approximately 3.21 acres (existing Outback Steakhouse building)

Proposed Lot 4.06 to be approximately 4.39 acres (existing vacant Carrabba's Italian Grill building)

Variances requested:

Side yard setback – 30' required - Proposed Lot 4.06, 12.8', Lot 4.07, 12.7'  
Front yard setback – 50' permitted – Proposed Lot 4.07 – 21.3'  
Perimeter parking buffer – minimum of 15' – Proposed on both lots 0' (existing non-conforming)  
Impervious coverage allowed 55% - Proposed Lot 4.07 – 71.4%  
Minimum gross leasable floor area required 10,000 sq. ft. – Lot 4.06 – 5,959 sq. ft., Lot 4.07 – 6,591 sq. ft.

No development is proposed with this application  
Proof or publication and notice provided – Evesham Township and Voorhees Township (property abuts Voorhees Township)  
William A. Lane, PE – Engineer – Menlo Engineering Associates - sworn  
James Miller, Planner – J.A. Miller Planning Consultant – sworn  
Irv Cyzner – Raritan Realty Partners, LLC – sworn

Mr. Lane referred to Exhibit A-1 – Minor Subdivision Plan dated 2-8-2022. Property is located in the C-1 Zone – Route 73 – North, Galleria at Marlton – South, Residential subdivision – West, Sunbird Drive – North  
Existing 337 parking spaces  
Subdivision will be filed by deed  
Applicant agrees to comply will comments and recommendations in ERI letter dated 7-14-2022

Mr. Miller stated – no development is proposed  
Subdividing one lot into two lots  
Applicant is looking to facilitate the property  
Easements are in place and are functionable  
Property will continue to be maintained  
Variance relief support the existing site  
Mr. Miller referred to the impervious coverage variance as technical

Public – Ila Vassallo, 3 Beauport Ct. – sworn  
Ms. Vassallo – how does the impervious coverage impact the Outback site  
Mr. Miller – no change in impervious coverage for the overall tract  
This is a minor subdivision application – applicant must come back to the Planning Board for any improvements

Rakesh Darji – ERI – letter dated 7-14-2022  
Has worked with applicant  
Applicant has addressed all comments  
Does not agree that the impervious variance is technical

Applicant should work with the Board Attorney concerning the cross easements

Board Member Everhart questioned what is impervious coverage?

Mr. Darji – impervious coverage is any surface which does not absorb rain such as buildings, parking areas, driveways, etc.

Board Member Smith – how much of the property is forested?

Ms. Walters – it is not forested but there is a fire pond

Board Member Everhart referred to the Environmental Commission memo dated 8-1-2022 – 2.d. – are there any anticipated changes to the rectangle area in the back left corner of the property

Ms. Walters – not changing anything on the site – if and when any changes would be proposed, the applicant must come back to the board and any improvements will be reviewed under all new regulations

Mr. Karp asked who will be operating and maintaining the site

Ms. Walters – the site will remain to be operated and maintained by Mr. Cyzner

Public Comment

Ila Vassallo

How often is the site maintained?

How much impervious surface is existing on the site?

Mr. Cyzner is the principal owner for many years – maintains the fire pond, grass and property every two weeks. Pond has fountain and is maintained. Property has Township water

Mr. Lane – no improvements are proposed – impervious coverage will remain the same

Ms. Walters summarized

Applicant is seeking a minor subdivision – currently vacant site to be purchased  
Listed variances

Applicant will comply to the ERI letter dated 7-14-2022

Applicant will work with Mr. Karp on Easements

Motion to approve P22-05 – 901 Route 73 South (Galleria at Marlton) – Touri  
Second – Killion-Smith

Ayes: Councilman Freeman, Higginbotham, Killion-Smith, Everhart, Touri, Smith

### **Minutes – 7-21-2022**

Motion to approve – Councilman Freeman

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Second – Everhart

Ayes: Councilman Freeman, Higginbotham, Everhart, Smith

**Memorialization of Resolutions**

Motion to approve 2022-PB-09 as corrected - Resolution of the township Council (234-2022)  
Referring a Proposed Amendment to the Olga's Diner and Vicinity Redevelopment Plan and  
Directing the Planning Board to Take Certain Actions – Councilman Freeman

Second – Touri

Ayes: Councilman Freeman, Higginbotham, Killion-Smith, Everhart, Touri

**Public Comment - None**

**Board Comment – None**

**Communication/Organization**

Board Secretary announced that the next meeting August 18, 2022 will be a Planning Board training session to be conducted by Board Attorney Cucchiaro

**Next Meeting – 8/18/2022**

**Meeting Adjourned – 8:10 p.m.**