

TOWNSHIP OF EVESHAM

Planning Board

Minutes

March 16, 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, Everhart, Higginbotham, Killion-Smith, Sullivan, Kavalkovich, Smith, Costello, Friedman

Absent: Deputy Mayor Freeman, Bock

Staff: Karp, Rijs, Kinney

Continuation of Scheduled Matters – None

New Business

- 1. 588 Hopewell Road** **P23-01**
Block 87, Lots 7 & 12/12.04QF (RD-2 Zone)
Glenn Schifferdecker
Board Attorney Karp made the announce that this applicant is to be carried to the April 6, 2023 Planning Board meeting. Request to carry was made due to two (2) notices not properly service, all other notices are under this announcement
- 2. Route 73 and Sunbird Drive** **P23-02**
Block 36, Lots 4 & 4.01 (C-1 Zone)
RB Marlton Investors, LLC
Proposed use – Convenience Store/Gas Station
Richard J. Hoff, Jr. – Attorney for Applicant

Applicant is requesting a second of three one-year extensions of previously approved application PB15-15F

Applicant was granted first extension on April 21, 2022 and memorialized on May 19, 2022 – 2022-PB-03

Exhibit A-1 – Site Plan dated 3-16-2023 approved by Planning Board 7-18-2018

Original application was for a Royal Farms

Applicant actively looking for user of the property and is committed to the site

Original plan included traffic light at Route 73 and Sunbird Drive – has been working with NJDOT and received approval

Board Comment – None

Public Comment – None

Motion to approved Route 73 and Sunbird Drive-one-year extension – Costello

Second – Higginbotham

Ayes: Mayor Veasy, Everhart, Higginbotham, Killion-Smith, Sullivan, Kavalkovich, Smith, Costello, Friedman

3. Master Plan Consistency Determination

Ordinance 7-3-2023

Adopting an Amended Redevelopment Plan for certain properties known as the “Aristone Tract” (Block 16, Formerly Lots 1, 1.01, 1.02, 1.04 & 1.05; now Lot 1.06) and the “DPW Site” (Block 16, Lot 1.03)

Elena Gable, PP, AICP – Heyer Gruel & Associates – Township Planner – sworn

Ms. Gable gave an explanation as to the amendments

No change in use

Changes are to the following:

- Residential Density
- Front yard setback
- Building Length
- Building Height
- Floor Area Ratio
- Driveways
- Some Design standards
- Signage
- Valet trash service
- Planted parking areas

All shown in the amended plan

Board Comment

Chairman Friedman – Board is here to make sure this is consistent with the Master Plan and then it goes back to the Governing Body

Board Member Everhart – what has driven the changes
Kevin Rijs – Director of Community Development – potential developer has requested changes. These changes work with what is currently there

Board Member Everhart – are variances an option
Board Attorney Karp – developer would have to meet the parameters of the plan. This helps the project to move forward

Motion to approve Ordinance 7-3-2023 – DPW Site – Smith

Second – Higginbotham

Ayes: Mayor Veasy, Everhart, Higginbotham, Killion-Smith, Sullivan, Kavalkovich, Smith, Costello, Friedman

Ordinance 8-3-2023

Amending Ch. 62-31, Stormwater Facilities and Stormwater Management Systems in Pinelands Areas

This ordinance requires updating to incorporate regulations as required by the Pinelands Protection Act, which requires that the municipal master plan and local land use ordinances of the Township of Evesham implement the objectives of the Pinelands Comprehensive Management Plan

Motion to approve Ordinance 8-3-2023 – Amending Chapter Section 62-31 – Killion-Smith

Second – Higginbotham

Ayes: Mayor Veasy, Everhart, Higginbotham, Killion-Smith, Sullivan, Kavalkovich, Smith, Costello, Friedman

Ordinance 9-3-2023

Amending Ch. 160-75 Sign Regulations related to Cannabis businesses

Chairman Friedman – these changes were generated by the comments from the Planning Board

Motion to approve Ordinance 9-3-2023 - Amending Chapter Section 160-75 – Costello

Second – Smith

Ayes: Mayor Veasy, Everhart, Higginbotham, Killion-Smith, Sullivan, Kavalkovich, Smith, Costello, Friedman

Minutes – 3-2-2023 – Tabled

Memorialization of Resolution - None

Public Comment - None

Board Comment

Board Member Killion-Smith – is concerned about the advertising she saw on social media for the business Highway 90, the application that was previously at the Planning Board. Her main concern is the signage that is being posted that was not approved at the Board.

Kevin Rijs – Director of Community Development – the applicant will be required to meet all the conditions set forth in the Resolution of Approval and plans will be reviewed in the conformance process

Communication/Organization

Kevin Rijs – Director of Community Development – announced that the Open Space and Recreation Plan (OSRP) has been schedule for a second Community-wide meeting – March 30th. Notification to the public has been done

The OSRP will be schedule before the Planning Board of April 20th

Next Meeting – 4-6-2023

Meeting Adjourn – 7:40 p.m.

