

TOWNSHIP OF EVESHAM

Planning Board

Minutes

April 6, 2023

7:00 P.M.

Municipal Building

Call to Order

Meeting brought to order by Vice-Chair Costello at 7:05 p.m.

Flag Salute

Statement of Conformance with Open Public Meetings Act

Vice-Chair Costello 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: Deputy Mayor Freeman, Bock, Everhart, Higginbotham, Killion-Smith, Sullivan, Costello

Absent: Mayor Veasy, Kavalkovich, Friedman

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

Continuation of Scheduled Matters

1. 588 Hopewell Road

P23-01

Block 87 & 88.02, Lots 7 & 12.04/12.04QF (RD-2 Zone)

Glenn Schifferdecker – Applicant – sworn

Applicant is seeking a Minor Subdivision utilizing Transfers of Density

The site consists of 2 parcels bisected by Hopewell Road

Block 87, Lots 7, 8 & 9 encompasses approximately 2.3 acres of land located on the northwestern side of Hopewell Rd. and northeastern side of Kettle Run Road

Block 88.02, Lot 12.04 encompasses approximately 7.45 acres of land located on the southeastern side of Hopewell Road and northern side of Kettle Run Road

Applicant proposes to provide 1.85 acres from Block 88.02, Lot 12.04 to Block 87, Lots 7, 8 & 9

There is no development proposed at this time

Pinelands Certificate of Filing dated 12-9-2022 received for Density Transfer

Will comply with deed restrictions and Pinelands requirements

Will keep Forest Area on property
Right-a-way dedication – 10' easement' – is recorded in the Book of Deeds
Is in compliance with Pinelands development buffers from freshwater wetlands
Septic system is adequate
Does not intend to build anything on the property
Is in compliance with Township Ordinances

Scott Taylor – letter dated 1-25-2023
Applicant agrees to recommendations and concerns
Applicant has agreed to dedicate ten feet of right-a-way
No variances are required

Rakesh Darji – letter dated 3-14-2023
Applicant agrees to recommendations and concerns
This is technically a bi-right minor subdivision
Applicant has received Pineland's Certificated of Filing

Eric Snee – letter dated 2-6-2023
Applicant has provided information and documentation requested
Applicant agrees to recommendation and concerns
Applicant agrees to decommission cesspool on property and will upgrade under applicable regulations
Applicant agrees to provide a Letter of Interpretation

Board Comment

Board Member Everhart

Asked if this is being done through paperwork

Mr. Darji – yes – this preserving density from one property to another

Asked if these properties are being developed

Mr. Cucchiaro – not at this time

Concerned about endangered species

Mr. Snee – parts of property are Deed Restricted

Deputy Mayor Freeman

Concerned about the site line at the intersection of Hopewell Road and Kettle Run Road

Mr. Darji – referred to the site plan and stated that it will meet the requirements

Public Comment – None

Motion to approve P23-01 – 588 Hopewell Rd. – Killion-Smith
Second – Higginbotham

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Ayes: Deputy Mayor Freeman, Bock, Everhart, Higginbotham, Killion-Smith, Sullivan, Costello

New Business - None

Minutes – 3-2-2023

Motion to approve – Killion-Smith

Second – Higginbotham

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

Minutes – 3-16-2023

Motion to approve – Killion-Smith

Second – Everhart

Ayes: Everhart, Higginbotham, Killion-Smith, Sullivan, Costello

Memorialization of Resolution

Motion to approve 2023-PB-04 – Floro Evesham LLC – P22-15 -Deputy Mayor Freeman

Second – Killion-Smith

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

Public Comment - None

Board Comment - None

Communication/Organization

Board Secretary Newton announced that the Open Space Recreation Plan will be presented at the April 20, 2023 Planning Board meeting. An email has gone out and the current plan is available on the township website

Next Meeting – 4-20-2023

Meeting Adjourn – 7:50 p.m.