

**TOWNSHIP OF EVESHAM**

**Planning Board**

**Minutes**

**April 20, 2023**

**7:00 P.M.**

**Municipal Building**

**Call to Order**

Meeting brought to order by Chairman Friedman at 7:05 p.m.

**Flag Salute**

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

Chairman 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, Deputy Mayor Freeman, Bock, Everhart, Higginbotham, Killion-Smith, Sullivan, Kavalkovich, Costello, Friedman

**Staff:** Karp, Rijs, Newton, Kinney

Jenizza Corbin, Planner, Remington & Vernick Engineers, Inc.  
Ethan Snyder, Senior GIS Tech, Remington & Vernick Engineers, Inc.  
Michelle Taylor, Planner, Taylor Design Group

**Continuation of Scheduled Matters - None**

**New Business**

- 1. 3 Lord Place** **P23-03**  
Request by Applicant to be carried to the May 4, 2023 Planning Board meeting  
No new notice is needed
- 2. Public Hearing – 2023 Open Space and Recreation Plan Element:** Public Hearing pursuant to the Municipal Land Use Law (N.J.S. A. 40:55D-1, et seq., and specifically N.J.S.A. 40:55D-13, to consider adopting the 2023 Open Space and Recreation Plan (OSRP) as an Element of the municipal Master Plan  
Presented by Jenizza Corbin, PP, AICP, Remington & Vernick Engineers, Inc. – sworn  
Chairman Friedman stressed the importance of this document

This is a Planning Board document and the Planning Board's authority of what is contains

Jenizza Corbin, Planner, Remington & Vernick Engineers, Inc  
Ms. Corbin presented to the Board an overall view of the plan  
OSRP was prepared in accordance with the guidelines and requirements of NJDEP's Green Acres Program  
Plan should be reviewed every 10 years but amendments can be made any time  
This process began in August, 2022  
Input received from Township staff, Professionals, Black Run Preserve, Environmental Commission, Historic Preservation and public. A draft of the plan was developed and has since been revised  
There have been 2 public meetings, this meeting serves as the 3<sup>rd</sup>  
The goals established in the 2021 OSRP remain applicable (as listed on page 18 of plan) with the addition on one new goal – Create welcoming, accessible, and inclusive programs, services, and facilities for all ages and abilities

Ms. Corbin went over Section 3 – Inventory describing the inventory of private and public land by ownership  
Ms. Corbin went over the Needs Analysis & Resource Assessment summary of the findings of the plan.

Ms. Corbin went over Section 6 – Action Plan  
Many of the efforts/action items from the 2012 OSRP are continued in this Plan update in addition to new action items, including:

- Adopt an Inclusive Policy
  - Fire Management
  - Environmental Education & Outreach
  - Revegetation/Reforestation
  - Land Preservation & Protection – Township is actively pursuing. Focus Areas include the Headwaters Area, Southern Forest and East-West Connector Area,
  - Greenways – as in the 2012 OSRP (Barton Run/Black Run, Rancocas, Haynes Run, Mullica Greenways)
  - Circulation Plan- Township should investigate for an updated plan
  - Complete & Green Streets Policy – is being recommended
  - Historic Properties
- Park & Open Space Improvements –
  - Park signage
  - Beagle Club

Black Run Preserve – this is an opportunity to develop a Master Plan for the Black Run  
Croft Farm – Croft Farm Management Proposal – recommended that a long-term plan be done  
Blue Barn  
Central Community Park – work at Evesboro Downs has been done through the years  
Outdoor Field Lighting

Indoor/Outdoor Recreation Facilities to possibly include Field Bubble, Pickleball, Disc Golf, Street Hockey, Lacrosse/Hockey, Volleyball, Fieldhouse, Natural Play Space

Ms. Corbin provided an overview of the open space inventory in the Township, including the existing and proposed open space inventory.

Ms. Corbin addressed the numerous comments that were received, including technical and substantive comments and how they were incorporated into this plan. Some public comments were also presented and addressed with responses as to the:

- Potential Blue Barn expansion
- Modifying plan document title
- Contaminated sites
- Hockey rinks availability
- Desire for no mow areas in Central Community Park
- Inclusion of block and lots
- Determination of the proposed open space parcels by EC
- Proposed improvements at Savich Field
- Removal of invasive plants and planting native plantings
- Coordination with HPC
- Verification of open space parcels and contaminated sites in Kings Grant
- Desire for zoning changes to Evesham Headwaters and Southern Forest Area
- Desire for splash pads and sledding hill
- Recommendation for Shared Services with the Field House at Marlton Assembly of God
- Walking trails improvements
- Additional lighting at dog parks

Ms. Corbin also provided that some comments were received regarding establishing a Township-wide “Friends of Evesham Open Space”; installing wildlife friendly boxes

for birds, owls, and bats; and allocating/prioritizing of funding for open space acquisition, which should be for the discussion of the Planning Board.

Ms. Corbin identified several proposed open space parcels for discussion with the Planning Board.

Ms. Corbin proposed additional changes to the plan including the removal of the total acreage of the proposed open space inventory, as it is not accurate. Second is the removal of duplicated block and lot information ; and updating Map #10 Proposed Open Space to remove several parcels that are already existing open space, which the GIS team will address..

#### Board Comment

Deputy Mayor Freeman – is reference of acreage should and +/- be noted

Ms. Corbin – recommends the removal of the number given

Mayor Veasy – recommended purchase of Open Space Parcels – some are privately owned

Ms. Corbin – recommendation from the Environmental Commission is when these parcels become available Township should look in to it

Board Member Everhart – EC would like the Township to consider this?

Ms. Corbin – yes

Deputy Mayor Freeman – suggest the wording be changed

Board Member Higginbotham – suggest – these parcels along Greenway – add land that borders waterways

Mayor Veasy – what is the benefit of the Township purchasing this land

Michelle Taylor – Taylor Design – purchase would not include the home – and the waterway/greenway could be an easement

Mayor Veasy suggests that in Chapter 3 Section 3.3 Potential Open Space/Parks System Inventory – be worded differently as not to confuse the meaning

Mayor Veasy asked that Kessler Field be add to 4.2.7 Area G-Census Tract

Chairman Freidman – asking about process to Ms. Corbin – are you going back to the people who gave comments

Ms. Corbin – they have been addressed in the Plan

Chairman Freidman feels the Board need more time

Board Member Everhart asked for a paper copy of the power point presentation

Ms. Corbin – will send to members

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Chairman Friedman recommends that the Board appoint a group to review the plan  
Mr. Karp – a sub-committee can be formed – 4 members  
Mr. Rijs – suggest the committee meet after the May 1<sup>st</sup> Environmental Commission meeting so that their recommendations can be included, therefore recommends that this be scheduled for the May 15<sup>th</sup> Planning Board meeting

Board Member Killion-Smith has some concerns about the mention of shedding hills proposed and the liability on the Township

Mr. Karp – this would be reviewed by the Township's Governing Body

Deputy Mayor Freeman – under the Active/Inactive list, should the Barton Run Swim Club be included?

Ms. Taylor – this is privately owned

Board Member Everhart – after the May 15<sup>th</sup> meeting, what is the process

Mr. Karp – at that meeting the Planning Board would take action to recommend to the Governing Body the adoption of this Plan

Ms. Taylor – the Planning Board would be putting it into a Document/Plan and presenting to the Governing Body

#### Public Comment

Hilary Trotman representing the Environmental Commission

Work done by the Commission included inventory of parcels, water quality, habitat. Referred to Maps 5 & 6. Block and Lot sheet is not inclusive. Hope that there would have been more conversation in the process. Feels that with the next Environmental Commission being May 1<sup>st</sup> and getting comments back for the May 18<sup>th</sup> PB meeting is a short period of time

Deborah Larsen

Owns 3 properties that are on the block and lot list

Asked if she would be forced to have a conservation easement on properties

Mr. Karp – you would not be forced

Ila Vassallo

Thanked everyone who put work into this document

Remington & Vernick, Environmental Commission and Taylor Design met back on 9/14/2022 with the understanding that dialogue would be back and forth  
Exchange of information did not happen

Commission's intent was that they would be more involved

Asked is PB received comment that were submitted

Economic benefits to acquiring land should be a consideration

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Deputy Mayor Freeman did not see comments  
Board Member Killion-Smith wants to see all comments submitted

Paul Garver – Historic Preservation Commission  
Applauds the efforts made on this plan  
Would like to bring attention to the historic properties – Croft Farm, Beagle Club  
Applauds the Township on acquiring the Beagle Club  
Would like to mention the Cooper-Evans House – it is a shame and an embarrassment – hoping there is a way to preserve it  
Suggests a historic consultant be considered – recommends Margaret Westville – a project she is responsible for is the Thomas Evan House located at the golf course

Robin Forcer  
Reason for being here is for the preservation of her neighborhood – Brush Hollow  
Pickleball field is very active with league play, outside residents. Concerned about traffic, infrastructure and safety

Mary Winston  
Referred to Map 10 and questioned the area where it is labeled County of Burlington – is this an open space piece – there is no access to this parcel

Gail Hodlofski  
About the pickleball fields – would like to clarify that they should be 600' from a resident  
Clarification should be on hours of operation, noise, walking paths, parking, allotted times, capacity of players

Board Comment  
Board Member Killion-Smith – questioned comments made by Ila Vassallo  
Ms. Corbin – comments about open space was addressed. As for the duplication of blocks and lot it will be taken care of

Mayor Veasy – Pickleball courts – know that where they are currently located, looking for a better location

Board Member Killion-Smith – concerned about the comments  
Ms. Corbin – will send to Board's attention per email and will include power-point and comments as of today

Chairman Friedman – asked about the next meeting  
Mr. Rijs – what works for the Board

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Ms. Tillman – would like a month

Chairman called for volunteers for the sub-committee  
Board Member Higginbotham  
Board Member Killion-Smith  
Board Member Everhart  
Chairman Friedman

Dates for sub-committee to be determined

Motion to move the next meeting for the Open Space Recreation Plan – June 15, 2023 - Deputy Mayor Freeman  
All in Favor

Deputy Mayor Freeman – make sure all communication between commissions is followed

**Minutes – 4-6-2023**

Motion to approve – Killion-Smith

Second – Everhart

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

**Memorialization of Resolution - None**

**Public Comment - None**

**Board Comment - None**

**Communication/Organization**

Board Secretary Newton announced the next meeting – 5-4-2-2023

**Next Meeting – 5-4-2023**

**Meeting Adjourn – 9:00 p.m.**