

**TOWNSHIP OF EVESHAM**

**Planning Board**

**Minutes**

**December 3, 2020**

**7:00 P.M.**

**Municipal Building**

**Via Video Conferencing**

**Call to Order**

Meeting brought to order by Vice-Chair Parikh at 7:00 P.M.

**Flag Salute**

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

Vice- Chair Parikh made the Statement of Conformance with the Open Public Meetings Act and the Municipal Land Use Legislation and in accordance with the April 2, 2020 recommendations of the New Jersey Department of Community Affairs in hosting the Planning Board meeting via video conferencing

**Roll Call**

**Present:** Friedman, Hansen, Higginbotham, Levenson, Mehigan, Natale, Mayor Veasy, Parikh

**Absent:** Cortland, Marrone

**Staff:** Norman, Darji, Taylor, Rijs, Furey-Bruder

**Continuation of Scheduled Matters – None**

**New Business:**

**1. Route 70 Management, LLC PB 14-25SPFA**

**Site Plan Waiver – Outdoor Restrooms**

131 Route 70 East, Block 27.02, Lot 2.06

Mr. Rob Lascale – Applicant – sworn

Location is a part of the Renaissance Square project

Prior approval included two restaurants on site with outside terrace between them

Relief being requested is COVID related

At this time only one restaurant will be constructed

Green area will be in place of second restaurant

Applicant is asking for the two additional outside restrooms for the convenience of the customers

Bathroom structures will be architecturally pleasing and landscaped

Green space will not have any permanent structures

Area must be closed due to conditions of liquor license

Mr. Taylor asked if events would be held in this area – Mr. Lascala replied he had not considered it at this time

Request is to allow for the new restroom buildings and allow for the terrace to be enclosed as an expansion of the Beer Garden to allow for some outdoor activity and events in this location

Mr. Taylor reported that the site plan waiver requested is minor

No variance relief is being requested

Improvements will not impact building coverage or parking

Mr. Darji reported from an engineering stand point there is no significant impact

Applicant agrees to work with Mr. Darji and Mr. Taylor for consistency with original plans

Applicant seeking Site Plan Waiver and temporary use of green area on plan to be use for outside dining and other events permitted by the Township Ordinance

Board Comment – None

Public Comment – None

Motion to approve PB 14-25SPFA – Route 70 Management, LLC – Levenson

Second – Friedman

Ayes: Hansen, Higginbotham, Natale, Levenson, Friedman, Mayor Veasy, Parikh

## **2. November 2020 Housing Element & Fair Share Plan**

Leah Furey Bruder – Township Affordable Housing Planner – sworn

Ms. Furey-Bruder gave a presentation of the Evesham Township Amended Third Round Housing Element and Fair Share Plan

Housing Element and Fair Share Plan is part of the Township’s Master Plan, adopted by Planning Board and the Fair Share Plan is endorsed by Township Council

Prior Rounds Compliance – 1986-1999

Third Round Planning and Compliance – 1999-2025

Earlier iterations of Round 3 COAH rules were overturned

Evesham prepared compliance plans in 2006 and 2010

2018 Third Round Settlement Agreement (Aug 2018), Fairness Hearing (Aug 2018) Plan Adoption (Nov 2018), Compliance Hearing (May 2020)

Compliance with Conditions

Final Compliance hearing December 22, 2020

New Jersey Fair Housing Act sets forth the essential components of the Housing Element

All required components are included in the Plan

Changes to the 2018 Plan precipitate the amendments  
Rehabilitation - reduced from 94 to 15 based on the structural conditions survey  
conditions survey conducted in 2019  
Eliminate the 'credit shift' between prior round and third round that had been  
proposed  
Eliminated Wiley Mission market to affordable (age restricted)  
Added Oakleigh Development Group  
Added CareOne (4 age restricted at the proposed addition)  
Adjustments based on actual numbers  
Added Extension of Expiring Controls for Prior Round for-sale units  
Added details about sewer capacity, very low-income requirements, lands  
Considered for affordable housing and other updates based on progress since  
2018  
Parameters for Compliance set by COAH rules  
Ms. Furey-Bruder went over Third Round Compliance numbers  
Affordable units 696 (526 Affordable – 170 Bonus Credits)

**Board Comment**

Mayor Veasy thanked Ms. Furey-Bruder for all the work done for this Plan  
Board Member Friedman questioned the numbers on the report  
Ms. Furey-Bruder confirmed the numbers

Public Comment – None

Motion to Adopt Evesham Township Amended Third Round Housing Element and Fair Share  
Plan – Higginbotham

Second – Hansen

Ayes: Friedman, Natale, Levenson, Hansen, Mayor Veasy, Mehigan, Higginbotham, Parikh

Board Comment – None

Public Comment – None

**Minutes – November 19, 2020 – Tabled**

**Resolutions**

PB 20-09 – The Estate of Pearl Wade/Andrew Wade, Executor

Motion – Veasy

Second – Mehigan

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Ayes: Hansen, Friedman, Mehigan, Levenson, Natale, Veasy, Parikh

PB 20-21 – Williamsburg Village at Kings Grant

Motion – Levenson

Second – Hanson

Ayes: Hansen, Friedman, Mehigan, Levenson, Natale, Veasy, Parikh

Redevelopment Plan – G-Boys Redevelopment Area

Motion – Levenson

Second – Mehigan

Ayes: Hansen, Friedman, Mehigan, Levenson, Natale, Veasy, Parikh

**Public Comment – None**

**Board Comment – None**

Mr. Rijis – Application for G-Boys/Sammy’s Car Wash submitted to office today and will be scheduled on the December 17, 2020 Planning Board Agenda

Mayor Veasy thanked board and staff for all of their work

**Next Meeting – December 17, 2020**

**Meeting Adjourned – 8:02 P.M.**

