

TOWNSHIP OF EVESHAM

Planning Board

Minutes

7:00 P.M.

July 1, 2021

Municipal Building

Call to Order

Meeting brought to order by Board Secretary Newton at 7:10 P.M.

Flag Salute

Statement of Conformance with Open Public Meetings Act

Board Secretary Newton 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

Roll Call

Present: Mayor Veasy, Councilman Freeman, Costello, Friedman, Higginbotham, Mehigan, Natale, Sullivan, Touri, Kavalkovich

Staff: Rijs, Newton, Kinney

Organization of the Board

- a. Nomination of Chairperson
Mayor Veasy made the motion to appoint - Natale
Second – Councilman Freeman
Ayes: Mayor Veasy, Councilman Freeman, Costello, Friedman, Higginbotham, Mehigan, Natale, Sullivan, Touri
- b. Nomination of Vice Chairman
Mayor Veasy made the motion to appoint - Friedman
Second – Higginbotham
Ayes: Mayor Veasy, Councilman Freeman, Costello, Friedman, Higginbotham, Mehigan, Natale, Sullivan, Touri
- c. Nomination of Attorney
Friedman made the motion to appoint – Weiner Law Group, LLP
Second – Mayor Veasy
Ayes: Mayor Veasy, Costello, Friedman, Higginbotham, Natale, Sullivan, Touri
Nay: Mehigan
Abstain: Councilman Freeman

- d. Nomination of Engineer
Friedman made the motion to appoint – Environmental Resolutions, Inc.
Second – Councilman Freeman
Ayes: Mayor Veasy, Councilman Freeman, Costello, Friedman, Higginbotham, Mehigan, Natale, Sullivan, Touri
- e. Nomination of Planner
Friedman made the motion to appoint – Taylor Design Group
Second – Councilman Freeman
Ayes: Mayor Veasy, Councilman Freeman, Costello, Friedman, Higginbotham, Mehigan, Natale, Sullivan, Touri
- f. Nomination of Traffic Engineer
Friedman made the motion to appoint – Environmental Resolutions, Inc.
Second – Councilman Freeman
Ayes: Mayor Veasy, Councilman Freeman, Costello, Friedman, Higginbotham, Mehigan, Natale, Sullivan, Touri
- g. Nomination of Environmental Scientist
Friedman made the motion to appoint – CME Associates
Second – Higginbotham
Ayes: Mayor Veasy, Councilman Freeman, Costello, Friedman, Higginbotham, Mehigan, Natale, Sullivan, Touri
- h. Nomination of Conflict Solicitor
Friedman made the motion to appoint – Zeller & Wieliczko, LLP
Second – Councilman Freeman
Ayes: Mayor Veasy, Councilman Freeman, Costello, Friedman, Higginbotham, Mehigan, Natale, Sullivan, Touri
- i. Nomination of Conflict Engineer
Friedman made the motion to appoint – CME Associates
Second – Councilman Freeman
Ayes: Mayor Veasy, Councilman Freeman, Costello, Friedman, Higginbotham, Mehigan, Natale, Sullivan, Touri
- j. Nomination of Conflict Planner
Friedman made the motion to appoint – Alaimo Group
Second – Councilman Freeman
Ayes: Mayor Veasy, Councilman Freeman, Costello, Friedman, Higginbotham, Mehigan, Natale, Sullivan, Touri

- h. Nomination of Recording Secretary
Friedman made the motion to appoint – Regina Kinney
Second – Higginbotham
Ayes: Mayor Veasy, Councilman Freeman, Costello, Friedman, Higginbotham, Mehigan, Natale, Sullivan, Touri

Continuation of Scheduled Matters – None

New Business

- 1. 36-38 Oak Ave** **P21-02**
Block 4.8, Lots 5 & 6 (C-3 Zone)
Township of Evesham - owner
Minor Subdivision & Bulk Variances
Robert N. Wright, Jr. – Attorney for Applicant
Bennett Matlack, Project Manager, Engineer – CME Associates
Bulk Variances are Minimum Lot area and Minimum Lot width
Existing Lot 5 is 9,267 sq. ft. and Lot 6 is 2,598 sq. ft.
Proposed lot sizes – Lot 5 – 6,528 sq. ft., Lot 6 – 5,337 sq. ft.
Proposed lot width – Lot 5 – 46.20 ft., Lot 6 – 52.14 ft.
Lots to be created for residential use
Township is in talks with Habitat for Humanity for construction of Affordable units - twin/duplex structures – no construction plans at this time
Mr. Matlack referenced Proposed Lot Line Adjustment plan dated 6-18-21 prepared by CME – relocation of lot line
Lot line adjustment would allow for development of each property in a manner Consistent with the density of the surrounding area

Rakesh Darji – ERI – Sworn – letter dated 7-1-2021
Lots sizes are acceptable
A condition of approval should include submission of a minor subdivision plan and meets and bounds descriptions prepared by a licensed Land Surveyor
1200 sq. ft unit would be acceptable for proposed Affordable Housing

Board Comment

Board Member Friedman – who owns the lots
Mr. Wright – Township – lots are undersized but comparable to lots in area

Board Member Sullivan – could these lots be combined
Mr. Wright – Intent is to move lot lines for two lots

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Board Member Touri – if not this use, what use
Mr. Wright – Understanding that the Township is working with Habitat for Humanity

Board Member Kavalkovich – there would be 2 units on 2 lots
Mr. Wright – proposed has not been submitted at this time.

Public Comment

Robert Malloy

Owner of lots in area

Because the size of the lot – what sized would unit be?

Instead of moving lot line, make just one lot

Mr. Matlack – there are no proposals at this time, would be consistent with the neighborhood,
at time of application, applicant would address-premature as to the determination

Public Comment – Closed

Motion to approve P21-03 - 36-38 Oak Ave. – Friedman

Second – Councilman Freeman

Ayes: Mayor Veasy, Councilman Freeman, Costello, Friedman, Higginbotham, Mehigan, Natale,
Sullivan, Touri

Minutes – May 20, 2021

Motion to approve – Mayor Veasy

Second – Friedman

Ayes: Mayor Veasy, Friedman, Mehigan, Natale

Resolutions

Motion to approve – 2021-PB-07A Lascala – RT 70 Management, LLC PG 14-25SPFa - Mehigan

Second – Mayor Veasy

Ayes: Mayor Veasy, Friedman, Mehigan, Natale

Motion to approve – 2021-PB-08 Ordinance 22-5-2021 – Mehigan

Second – Mayor Veasy

Ayes: Mayor Veasy, Friedman, Mehigan, Natale

Motion to adopt – 2021-PB-09 – Adoption of Official Time/Place for Meeting – 7:00 PM –
Councilman Freeman

Second – Higginbotham

Ayes: Mayor Veasy, Councilman Freeman, Costello, Friedman, Higginbotham, Mehigan, Natale,
Sullivan, Touri

Motion to adopt – 2021-PB-1- Adoption of Official Newspaper (Courier Post, Central Record, Burlington County Times) – Higginbotham

Second – Councilman Freeman

Ayes: Mayor Veasy, Councilman Freeman, Costello, Friedman, Higginbotham, Mehigan, Natale, Sullivan, Touri

Motion to adopt – 2021-PB-11 – Adoption of Rules of Procedure – Councilman Freeman

Second – Higginbotham

Ayes: Mayor Veasy, Councilman Freeman, Costello, Friedman, Higginbotham, Mehigan, Natale, Sullivan, Touri

Public Comment - None

Board Comment – Mayor Veasy thanked and welcome new members for volunteering their time as Planning Board Members. She also thanked the Professional Staff

Board Member Friedman asked that in the future material be provided to the board prior to the meeting.

Mr. Rijs said material had been sent some time ago and will make sure all information is provided to the Board

Board Member Friedman also asked about the application for 80 E. Main Street and when it would be coming before the Board

Mr. Rijs said that the applicant stated that they would be submitting revised plans that have not been received at this time

Communication/Organization - None

Next Meeting – 7/22/2021

Meeting Adjourned – 7:50 p.m.

