

TOWNSHIP OF EVESHAM

Planning Board

Minutes

August 19, 2021

7:00 P.M.

Municipal Building

Call to Order

Meeting brought to order by Vice-Chair Friedman at 7:05 P.M.

Flag Salute

Statement of Conformance with Open Public Meetings Act

Vice-Chair Friedman made the statement of Conformance with the Open Public Meetings Act and the Municipal Land Use Legislation

Roll Call

Present: Mayor Veasy, Councilman Freeman, Costello, Higginbotham, Friedman
Touri (arrived at 7:10)

Absent: Mehigan, Sullivan, Kavalkovich, Cortland, Natale

Staff: Cucchiaro, Darji, Newton, Kinney

Continuation of Scheduled Matters – None

New Business

1. 300 & 316 Tomlinson Mill Road

P21-01

Block 37, Lots 1.02 & 1.07 (LD Zone)

Jeffrey M. Brennan, Attorney for Applicant

Applicants – Charles Giglia, Beverly Lewis – Sworn

Owner of Property – Ronald C. Schwinn – Sworn

Applicants are seeking Minor subdivision lot line adjustment

Applicant is withdrawing variance relief for existing accessory structure (sea box) in front yard – structure will be removed

Property is located in the LD Zone

Existing Lot 1.02 (proposed to be Lot 1.08) contains 6.176 acres and existing Lot 1.07 (proposed to be Lot 1.09) contains 1.00 acres

Applicant proposed lot line adjustment Lot 1.08 will contain 4.237 acres and Lot 1.09 will contain 2.939 acres

With this adjustment both lots will conform to the LD zone Performance Regulations

At this time there is no development of Lot 1.09

Applicant proposes in the future to construct a 3 bedroom, 2 car garage Rancher

Applicant when ready will come back to board if proposed structure does not meet LD regulations for setbacks, etc.

Mr. Friedman asked if change in lot lines will affect the proposed structure

Mr. Brennan – No, at this time house has not been laid out

Mr. Rakesh Darji – ERI – Sworn

ERI letter dated 8-17-2021 and referenced Taylor Design Group letter dated 8-18-2021

No change in numbers of lots

Has no concerns with submission Waivers requested

Asked that the utility easement (Atlantic City Electric) be shown on plan – applicant agrees

Mr. Darji spoke for Mr. Taylor – now that the sea box will be removed from the property there are no concerns

Applicant has agreed to conditions set forth in the ERI and Taylor Design Group letters

Mr. Brennan stated that the subdivision will be filed by DEED

Chairman Friedman – is the current water source adequate?

Mr. Brennan – at this time – yes – concerning water, well, septic will get proper approvals

Mr. Darji – applicant will need to work with proper agencies

Board Comment - None

Public Comment – None

Motion to approved P21-02 – Giglia & Lewis – Higginbotham

Second – Councilman Freeman

Ayes: Mayor Veasy, Councilman Freeman, Costello, Higginbotham, Touri, Friedman

Minutes – 7-22-2021

Motion to approve – Councilman Freeman

Second – Mayor Veasy

Ayes: Mayor Veasy, Councilman Freeman, Touri, Friedman

Resolutions

Motion to approve – 2021-PB-13 – Ordinance No. 30-8-2021 – Councilman Freeman

Second – Mayor Veasy

Ayes: Mayor Veasy, Councilman Freeman, Touri, Friedman

Page 3
August 19, 2021

Motion to approve – 2021-PB-14 – Ordinance No. 31-8-2021 as corrected – Mayor Veasy
Second – Council Freeman

Ayes: Mayor Veasy, Councilman Freeman, Touri, Friedman

Public Comment

Mr. Gary Warga – sworn

392 A Barton Run Blvd.

Commenting on Ordinance 31-8-2021

Feels proper research should have been done

Affects the public welfare

Planning Board should be more cautious, not in agreement with moving forward with business

Public Comment – Closed

Board Comment

Board Member Touri – Mr. Warga has raised some interesting points

What is proposed was done in the best interest of the community

Communication/Organization – Educational Presentation

Robert Cucchiaro, Planning Board Attorney gave an overall view of the Role of the Planning Board

Powers of the Planning Board

Master Plan, Capital Projects

Applications, including Site Plans and Subdivisions

Subdivisions – Minor and Major

Variances – C-1 (hardship), C-2 (flexible)

Design Waivers

Outside Agency approvals

Public Hearing

Procedures – approvals, denials, majority of votes

Resolutions

Mayor Veasy thanked Mr. Cucchiaro for this informative session for the newly appointed members, current members and is also good for the public because this meeting is ‘live streamed’.

Next Meeting – 9/2/2021

Meeting Adjourned – 8:15 p.m.