

**TOWNSHIP OF EVESHAM
PLANNING BOARD
MINUTES**

19 March 2015

7:00 P.M.

Municipal Building

Call to Order Chairman Parikh called the meeting to order at 7:02 p.m.

Flag Salute

Statement of Conformance with Open Public Meetings Act

Chairman Parikh made the statement of conformance with the Open Public Meeting Act and the Municipal Land Use Legislation.

Roll Call

Present: Jay Parikh, Chairperson, Paul Cortland, Ed Hoffman, Ila Vassallo, Jeffrey Foster, Robert DiEnna, Regina Kinney, Loretta Horton

Also Present: CherylLynn Walters, Esquire; Leah Furey Bruder, Planner; Chris Rehmann, Engineer; Rakesh Darji, Traffic; and Behram Turan, Environmental Consultant

Absent Brown, Marrone, Menichini, Student, Marandolo, Zeuli

Continuation of Scheduled Matters

None

Approval of Minutes:

Motion to approve minutes of 12 March 2015 by Vassallo and seconded by DiEnna.

AYES Vassallo, Foster, DiEnna, Parikh

A. UNFINISHED/NEW BUSINESS

1. Chris & Alice Bradley PB 14-04 3-19-15

Major Subdivision – Prel/Final – Waiver of Dev. Standards

2260 Old Marlton Pike, Block 31, Lot 5 (RG-1 Zone District)

Applicant proposes to subdivide the 10.91 acre property to create total of three lots, two new residential lots and one to remain agricultural.

Patrick McAndrew, Attorney for Applicant

Mike E. Avila, PE, PP-Avila Engineering, Berlin NJ

Chris Bradley, Applicant

All parties were sworn in by CherylLynn Walters and she gave an update on outstanding items:

Environmental Impact Statement provided.

Phase 1 environmental impact report for this Major Subdivision is being prepared. Mr. Turam will accept it as a condition of approval.

Motion to deem the application complete.

Motion made by Parikh, seconded by DiEnna

Unanimous vote by Board

Mike Avila then detailed the lots on the exhibits presented.

A1 Exhibit

Sub division Plan/site plan- sheet four dated 9/30/2014

A2 Exhibit

Detailed version of proposed lots 5.03 and 5.04 showing the egress and ingress onto Old Marlton Pike.

Subdivide to 2 residential lots and one remainder lot. The A2 exhibit shows the access driveway, it cannot go through wetlands buffers.

Mr. Avila cited:

Mun. Land Use Law

Section 36 Board can hear waiver/appeal to section 35. To avoid necessary hardship/practical difficulty presented, they propose a variance for a 20' wide paved driveway for safety and overall better planning regarding site triangles.

1/29/2015 Medford Board agreed to re-zone to an RS1 and gave their blessing for the proposals regarding the residential sub division and the **common driveway**.

Traffic will be minimal, no adverse impacts, no deliveries, purely residential.

The lots will be serviced by public water and sewer.

Leah Furey Bruder, PP, AICP

Refer to Bach Associates, PC letter dated 11/4/2014.

No frontage on roadway due to wetlands.

Variance not addressed, is a buffer required by Agricultural buffer (100 foot when homes are built adjacent to an active farm.)

He could enlarge size of lots into the back of the farm.

Mr. Bradley owns all of the farm and will lease to another party to farm if he wishes.

If variance is issued, please provide a P.O.S. Notice of disclosure to new homeowners, that there is a farm - even though it is low impact. This deed notice would be to protect the farmer.

Reduce all nuisance complaints.

Leah's other issues surround:

Be aware of Conservation easement in Medford-and that the proposed utilities are not interfered with.

Trash/Medford vs. Marlton-Who will provide the services?

Bus stops in Medford although going to Evesham schools.

Finalize the M.U.A. letter of approval

Street trees not necessary due to active farming at present- if farming ceases - sidewalks and trees be installed. (**Unless wetlands provisions prohibit this.**)

EIS acceptable. Mr. Turan agrees if Board approves Phase 1 it will be reviewed and site will be investigated only as necessary.

Rakesh:

Traffic standpoint is benign, private driveway will exceed standards for a rural lane.

Locations are good/ intersection /driveways we will work on conforming. All aspects, so far are acceptable.

Mr. Rehmann has suggested the road should be paved, width has been addressed , sanitary drains clarified, as with Medford Fire Dept. this dead end street- plans are now acceptable.

No gazebo-Off the plans for site etc. This ground is usable and this is a good use –recommend consideration.

Mr. Rehmann wants an estimate of costs from Mr. Avila. He will produce an estimate of costs for escrow purposes. Requests a guarantee (bond) for pavement of the road/driveway.

Ms. Walters reviewed some suggestions:

Cross easement documents amend to include Evesham.

Any documents must be reviewed and approved by Township parties, Solicitor, especially as it pertains to Wetlands conservation easement.

Quality of life issues very valuable P.O.S. disclosure must be detailed and list restrictions to property. i.e. Noise and airborne issues disclosed.

Basin and run-off should not be an issue.

Easement and Evesham MUA –Evesham will need access-spell out make things clear.

No farm equipment in Driveway aisle.

Maintenance of driveway will have to be spelled out-POS, which owner(s) is responsible for which area. Ms. Walters also suggested that the driveway and its maintenance, can fall under binding arbitration in an extreme, future case.

Summary by Ms. Walters

Board is considering Lot frontage, width and setback, variance from agricultural buffer.

Utilities and easement deed restrictions provide to Solicitor for review and approval.

All easement documents will be amended for Evesham review and approval for the Evesham parcels.

Phase 1 report will be submitted and reviewed, the township consultant will review and applicant will return to the **Board if necessary** for further relief.

Public Comment None

Board Comment

Motion to approve by Hoffmann seconded by Foster

AYES Cortland, Hoffmann, Vassallo, Foster, DiEnna, Parikh

Communications/Organization

None

Resolutions

PB07-12EX Coppola

Motion to approve Cortland, seconded by Hoffmann

AYES Hoffmann, Vassallo, Cortland, Foster, Parikh

Adjournment 7:55 PM

NEXT MEETING: April 2, 2015