

**TOWNSHIP OF EVESHAM
PLANNING BOARD
MINUTES**

16 April 2015

7:00 P.M.

Municipal Building

Call to Order Chairman Parikh called the meeting to order at 7:01 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, Councilman Steven Zeuli, Dominick Marandolo, Alicia Marrone, Ila Vassallo, Jerry Menichini, Jeffrey Foster, Regina Kinney, Loretta Horton

Also Present: CherylLynn Walters, Esquire; Leah Furey Bruder, Planner; Chris Rehmann, Engineer

Absent Brown, Cortland, Hoffman, Student

Approval of Minutes:

Motion to approve minutes of 19 March 2015 by Vassallo and seconded by Parikh.

AYES Vassallo, Foster, Parikh

Continuation of Scheduled Matters

PB 15-02 MERL HOLDINGS III 6-4-2015

Merl Holdings will revise plans and re-notice.

A. UNFINISHED/NEW BUSINESS

1. Ordinance 14-5-2015

An Ordinance to Amend Chapter 161 Zoning Modifications and Additional Requirements, Section 161-1 Conditional Uses

Leah Furey Bruder, PP, AICP Township Planner

Ordinance creates two alternatives/standards for conditional use for Route 73 south of Evesham Road and Marlton Parkway.

In the past, "Fast food and drive thru" restaurants had to be attached to a shopping center.

Some land use variances have been granted for free standing fast foods in the township.
Proposal to keep standards- but allow "fast Food" to be free standing in a 2.5 acre site.

Ordinance will provide :

Free standing venues

And other conditions outlined in ordinance

C-1 zoning

Not in EVCO

Safe usage is paramount

Not inconsistent with Master Plan

Recommend that Council adopts it.

Public Comment None

Board Comment

Motion to recommend to Council for adoption by Marandolo seconded by Marrone.

AYES Marandolo, Marrone, Menichini, Zeuli, Vassallo, Foster, Parikh

Public Comment

Party was sworn in by CherylLynn Walters

Patrice Massaro

4 Schoolhouse Lane

Resident has concerns about Maple Avenue proposed construction.

Process Summary by attorney Walters:

Application must be complete, **redevelopment plan application not complete**, internal review and then scheduled for hearing with Public Notice.

200 feet radius residents will get direct notice as well.

And the agenda will be on township website 48 hours prior to hearing per Regina Kinney.

Public Portion then closed

Resolutions:

Bradley PB14-04

Motion by Zeuli

Second by Vassallo

AYES Zeuli, Vassallo, Foster, Parikh

P&ML GP, LLC PB15-01

Motion by Zeuli

Second by Foster

AYES Zeuli, Menichini, Vassallo, Marandolo, Foster, Parikh

Communications/Organization

Be aware of the upcoming changes to the schedule, the 2015 dates, vacation scheduling, reorganization Thursday, July 2nd-we need quorum –July 9 we may need to meet. Depends on availability per Regina.

Adjournment 7:16 PM

NEXT MEETING: May 7, 2015