

**TOWNSHIP OF EVESHAM  
Planning Board**

**Minutes**

**7:00 pm**

**December 6, 2018**

**Municipal Building**

**Call to Order**

Chairwoman Marrone made the call to order at 7:01pm

**Flag Salute**

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

Chairwoman Marrone made the statement of conformance with the Open Public Meetings Act and the Municipal Land Use Legislation

**Roll Call**

**Present:** Foster, Menichini, Parikh, Zeuli, DiEnna, Cortland, Marrone

**Also Present:** Arcari, Loughney, Snee, Furey-Bruder, Kinney, Boulton

**Absent:** Mondini, McGoe, Maratea

**Meeting Minutes**

**November 26, 2018**

Motion: Parikh

Second: Foster

Ayes: Foster, DiEnna, Zeuli, Parikh, Marrone

**UNFINISHED/NEW BUSINESS**

**1. Burlco Approvals Group, LLC PB 18-05 12-23-18**

**Country Club Acres – Major Subdivision – Prel/Final**

*Hopewell Road, Bl 57, Lots 3 & 6, Bl 67, Lot 9-12, Bl 68, Lot 1-5 (RD-2 Zone District)*

*Applicant proposes to construct subdivide parcels to construct 16 single family dwellings,  
2 lots for stormwater management, 1 lot open space*

*Jeffrey I. Baron, Attorney for Applicant*

**Witnesses:**

- Jeffrey Baron, Attorney

**Exhibits:**

- Exhibit A1 – Reduction of Aerial View 200 scale, Dated 12/4/2018
- Exhibit A2 – Subdivision Plan Rendering 120 scale, Dated 12/4/2018
- Exhibit A3 – Detailed Rendering 60 scale, Dated 12/4/2018

**Applicant Attorney Overview:**

- Hopewell off Kelly Drive
- Large tract; 140 acres, development site is 22 will be developed on the site
- 16 Residential, 1 open space lot and 2 stormwater management lots
- Require 1 waiver, no variances

- Waiver for buy rite application; doesn't require variances and is compliant with the Ordinance for zoning

Witnesses sworn in by Stuart Platt, Board Solicitor

- Ralph Ford, Project Manager
- Michael J. Ward, Owner 230 Cooper Road
- Douglas Szabo, James Sassano Associates, Civil Engineer

Jeff Baron, Applicant Attorney:

- HOA for the basins; small discreet area
- Agree with payment to compensation fund; clearing is minimal
- Some type of recreation trail
- Easement for a future trail connection
- Formal trail has to be identified because has to stay out of wetland
- Easement very concerning; will bring people closer to the properties
- Trail unlike golf course is a concern; especially at night
- Supportive of it; Friends of Black Run
- No recreational requirements; cannot commit; intent to negotiate in good faith
- Aerohaven Tract owned by Evesham Township
- Trail traverses around development
- Minimize impact to community
- Demarcation walk path or formal trail
- Township Planner advised in Open Space Plan east/west connector
- Do we know what Medford has in their plan Mr. Baron asked
- Township Planner advised it is not far from the Medford Township border
- Board Solicitor advised we can request it but cannot grant a public access easement; negotiate in good faith in attempt to create a trail
- Member of the public may still be a trespasser; not sure what it would mean
- Mr. Ward advised that it was a permissive use; create a license arrangement between property owner and anyone using trail
- Bears a lot more discussion
- Board Solicitor advised that everything is acceptable in letters; agreeable to all conditions of approval and will pay mandatory development fee

Doug Szabo, Engineer Testimony

- Accepted as expert witness
- Referring to Exhibit A1, a 200 scale rendering
- Property outline is white line
- 140 Acres total; wooded and wetlands; RD2 zoning
- Exhibit A2 shows the dwellings at 120 scale version of previous Exhibit
- Residential lots and roadway
- 16 single family, 16.7 acres total
- 3 lots created; stormwater management (2 east and 1 west)
- 1 open space lot to the south of roadway
- 1 remaining lot

- Vacation of Crown Avenue has been withdrawn; Crown Avenue is to the left of residential properties
- Not proposing a 10ft dedication to widen Hopewell; will address if need be in the future
- Plans currently show 10ft dedication
- Township Planner questioned if it was widening vs. dedication and corrected that it is 10ft wide dedication
- Mr. Baron inquired why doing it; traffic safety
- No plans to improve Hopewell just open to property line
- Township Planner advised it will never be widened, want frontage in front of lots 1 and 20; 2 lots with basin provide the 10ft
- Mr. Baron advised that is what they are proposing
- Township Traffic Engineer due to wetland constraints; not asking to do it as it is not possible
- Attorney replied they would need much bigger basins
- Mr. Szabo showed Exhibit A3 and explained it is a 60 scale version of the same plan
- Modeled after the Sanctuary
- Cul de Sac; 50ft radius; 22ft and 6ft wide
- Yellow squares are the basin
- Seeking waiver from Ordinance 62-21; provide 6ft wide bituminous bike path instead of concrete sidewalk; 2 inches asphalt over 3 inches tga of where path meets up with driveways
- Cul-de-sac not in compliance with RSIS due to proposing 50ft
- Seeking waiver from RSIS
- Safety reasons for fire truck need more space rather than less
- No parking permitted; 3 car garage
- Excel/decal lanes at Hopewell; short taper as make RIGHT in and RIGHT out
- Similar to Kelly on same side of Hopewell
- 2 other waivers
- Grading 62.54D
- Grades deeper than 41.1
- To flatten slopes need to do tree clearing
- Densely wooded
- Taking down healthy trees
- Unsure of detriment; could approach buffers
- Trees would be impacted; don't want to disturb additional areas
- Tree Removal Compensation 62.56G
- Accept Township Planners proposal letter

Ralph Ford, Project Manager on site

- Accepted as expert witness
- Responsible for style of homes constructed
- Land surveyor and PLS

- Involved in projects since 2010-11 from the initial concept
- Very similar construction to the Sanctuary
- \$360-\$370K price range
- Sideway entry driveways to accommodate setback the way houses are configured allows 2 in garage and 4 on lot

William Loughney, Township Engineer

- Met with developers to look at owner site
- Keeping fire site plan

Michael Ward, Owner Representative

- Accepted as expert witness
- Owners representative in charge of supervising all properties in NJ for Ralph Ford
- 71 acres are not part of development site and are part of the Woodland Management Plan
- Forest Stewardship Program
- Developed, implemented 1 year ago
- Plans approved from NJ Forestry Commission
- Actively managing undeveloped forest
- Manage growth; adequate light for regeneration
- Programs to promote regeneration such as setting fires
- Owned by Woodlands Management Plan
- Not for profit Conservation Corporation
- Intent to submit paperwork to Board Solicitor
- Open Space can be owned by HOA, Township or put in non-profit conservancy
- Keep forest in tact
- Hired forester; Robert Williams
- Will highly benefit Evesham Township
- Roads to vacate; only been involved for 2 years
- Discussions with Pineland Commission
- Crown Avenue could be vacated by Township; environmentally sensitive ground
- Based on consultation with Planners, real detriment was 4 acres at end of road owned by Canterman family
- Creek, wetlands, wetlands buffer
- Canterman family not interested in selling
- Access exists
- Not in position to do anything to change it
- Paper street, within easement to Canterman family
- Swampy area
- Exhibit A2 on western end lot 8 block 57
- Understand that Township controlled; no intention of prohibiting use

Board Attorney Testimony

- Easement not necessary because don't own it

Leah Furey-Bruder, Township Planner

- Questions in letter regarding installing sign and cluster mailboxes
- Mr. Baron will accept as Conditions of Approval for the builder
- Revise the plan to address need for separate tax block
- Pay mandatory development fee of 1.5% equalized assessed value for trust fund
- Parking issue with no parking on either side; not suggesting widen it
- Unrealistic no-one will park on either side of the street
- Not landlocked but won't be able to get any approval
- Best to leave alone
- Review letter dated 12/5/18
- Only need 66
- Wetlands, endangered species buffers
- 44 acres open space, conservation restriction dedicated to new non-profit
- Ordinance want it to be dedicated to an HOA
- They don't do anything to maintain it

Eric Snee, Board Engineer:

- Letter dated 12/4/18
- Permit and approvals from outside agencies be provided
- Provide Stewardship Plan copy once finalized
- Basins going to HOA
- Open Space to be retained by Conservation Corporation
- HOA maintenance of blacktop
- Pinelands Commission need to approve septic systems as homes are constructed
- Endangered species study and wetlands delineation and LOI
- Mr. Baron agrees to everything except the Cultural Resource Survey
- Board Solicitor asked if they were seeking a waiver
- Mr. Baron advised they were not; want to discuss options
- Pinelands letter has identified old 18-19<sup>th</sup> century kilns where wood was burned for charcoal
- Have to convince Pinelands they aren't significant and leave where they are
- Mr. Snee said if Pinelands approves it; then agreeable to him

William Loughney, Board Engineer:

- Letter dated 11/28/18
- Applicant will comply with most design suggestions
- Waiver for sidewalk; not be concrete but asphalt; agreeable to waiver as long as they adjust asphalt thickness at driveways
- Agreeable to waiver on lots not extending tree cutting line
- Agree with reasoning for not connecting gutters in front of homes
- Suggest to adjust grading so the stormwater does not run over the septic field
- Applicant agreed to adjust grading around septic fields
- All other adjustments and comments addressed in compliance review

Stacey Arcari, Traffic Engineer:

- Concerned about road with no parking on either side
- Seems unrealistic; per Township Planner's proposal, in the event of a party there will be parking on one side
- 10-12ft car way
- Fire apparatus has to get up the street in case of emergency
- Need to talk to police department; not sure how to regulate it
- Not sure how to address
- Letter dated 12/4/18
- Didn't provide traffic testimony
- Low trip generator for 16 homes; low intensity under RSIS
- Don't see any traffic problems
- All in agreement with the design
- Possible widening on opposite side of street; cannot due to environmental constraints
- RSIS; radius can't be more than 40ft
- No issue as long as truck circulation plan for fire truck and trash truck
- Design exception from RSIS can be approved
- No problem with it as long as a trip circulation plan is provided showing fire apparatus has extra room
- Technical item; need design exception from RSIS for curbing at the radius as you enter the street from Road A to Hopewell
- Provide a truck circulation plan showing fire apparatus, moving truck and trash truck
- Parking issue; Applicant agreed to additional signage; no passing zone
- On street parking issue
- Not sure how to regulate a temporary parking situation; need to discuss with police department

Jeff Baron, Applicant Attorney

- Asking for preliminary and final tonight
- No parking would have to be approved by Township and Police Department
- Will ask for No Parking
- Ordinance by Town Council
- Buffers so close; no room for any more

**Public Comment:**

John Volpa, 4 Eustace Road

- Familiar with Black Run Preserve
- Found out thru Environmental Commission
- Very open and very supportive to meet
- Trail starts on Rancocas Conservancy
- Win-win for community and 16 homeowners who will have access
- Connect communities
- Raises property values
- Cleans up trash

- Keep out ORV's
- Have fun
- Trying to get an idea of where it would go
- Disturbance would be minimal
- Mr. Zeuli inquired how far it would go
- Originally 9 miles

Robert Harvey, 2 Guerrina Court

- What is the house and lot size
- Minimal 1 acre; 3000 square feet estimate
- Water and sewer
- Public water; no sewer
- Way in and way out
- Only 1 way in and out
- Need to slow down traffic on Hopewell; very dangerous roads
- Bushes and trees; can't see; need to slow them down

Ralph Ford, Project Manager on site

- No intention to do anything else in area; endangered species
- No proposal to add anything
- Mr. Ward advised development ground is in preservation forever
- Open Space in conservation

Andrew Cosenza Sr., 30 Kelly Drive

- Following development over the years
- Surveyed back there
- Plans for future development?
- Applicant Attorney advised that there are no plans currently and nothing is proposed
- Mr. Ward advised there is a plant colony
- White Twayblade exists back there (orchid)
- Common in woodlands
- 1980's-90's Pinelands Commission said this was threatened
- Woodlands Management Plan is managing but could be developed in the future
- Not preservation; not HOA

Matt Wells, 130 Bortons Road

- Fire Service; is it combined hydrants or standing body of water
- Hydrants are public water on Hopewell; joint line
- In event of emergency, concerned how it would work
- Mr. Baron advised one hydrant on the street for the development

Board Comment:

- Mr. Cortland asked Township Traffic Engineer if cart way was 22ft

- Traffic Engineer answered yes
- Tuxedo Court is curved and it's horrible
- Swale on both sides of road and cannot pull off
- Applicant Attorney advised it was just like the Sanctuary
- Tuxedo Court is problematic
- Combined sidewalk bike paths being proposed 6ft wide bituminous as in Sanctuary supported by Board Professional
- Home size – modeling after Sanctuary which are 3000 sq ft but haven't seen anything from builders yet
- Mr. Cortland advised that 3000 sq ft is typically 3 car garages preferred
- Applicant Attorney responded depends on side yard setback; side entry garage
- HOA nominal fee for maintenance of basins
- Doug advised the basin would have low maintenance grass; cut 1-4 times year
- Bottom is sand; maintenance is trash removal
- Inspection at time of construction and after each rain storm
- Engineer will determine
- Bonds posted
- Safeguards in place
- Concrete, 20-30 lifespan
- Common area in front maintained by HOA
- Mr. Parikh asked Township Traffic Engineer if no winding of road can all street parking be approved
- Township Traffic Engineer said there are constraints on the site so it cannot be all street parking
- Mr. Szabo said look at grading issue was to match the existing console of land and want minimal disruption
- Pinelands do not recognize gravel stone to be impervious; like grass pavers
- Fire safety; what if water line breaks; only one connection to the water line
- Probability is very low; pumpers can access from lakes if necessary
- Township Planner advised alternate parking ideas would be to put down gravel or stone for parallel parking; suggestion to keep swale flat a few extra feet; only 6 inches
- 2<sup>nd</sup> water line connection won't be approved by MUA

Board Solicitor:

- Applicant is here for preliminary and final major subdivision for 16 single family residential building lots; 3 HOA dedicated basins, 71 acres Open Space maintained by property owners; 40+ acres to south dedicated to conservancy and be preserved
- Number of exceptions/waivers
- Applicant agreed to comply with all conditions in Township Planners letter
- Concern about the trail will be in good faith effort to address
- Only Condition of concern is the trail; Applicant will make a good faith effort to address
- If can be done under site constraints, nature of trail and public's ability to use it will be addressed at that time



- Agree with Environmental Consultation letter
- Charcoal sites will be left in place
- Agreed with comments in ARH and ERI letters
- No variances
- Waiver and exception to RSI

Motion to Approve PB18-05

Motion: Cortland

Second: Parikh

Ayes: Foster, Menichini, Parikh, Zeuli, DiEnna, Cortland, Marrone

Chairwoman Marrone called for a 5 minute break at 8:45pm. Back in session at 8:58pm.

1. ***Eleanor McKenna*** ***PB 17-12SP*** ***12-28-18***  
***Prel/Final Major Site Plan – Block 4.10 Redevelopment Project Area***  
*63 East Main Street, Block 4.10, Lot 5.01 (C-3 Zone District)*  
*Applicant proposes to demolish the existing building and to redevelop the site with mixed-use building containing office space and 23 residential units in a three-story building*  
*Jeffrey I. Baron, Attorney for Applicant*

Witnesses:

- Jeffrey Baron, Attorney

Exhibits:

- Exhibit A1 – Aerial of Site; 12/6/18
- Exhibit A2 –Site Plan for New Development Color Rendering; 12/6/18
- Exhibit A3 –8 Boards, All Drawings, Dated 8/31/2018
- Exhibit A4 – Left Side Elevation
- Exhibit A5 – 1<sup>st</sup> Floor Plan Colorized
- Exhibit A6 – Basement Plan, Color Rendering
- Exhibit A7 – 2<sup>nd</sup> Floor Plan
- Exhibit A8 – Third Floor Plan
- Exhibit A9 – Prospective Front Elevator Colorized Rendering

Applicant Attorney Overview:

- Lenore Manor LLC; will copy on deed transferring title
- Downtown rehabilitation area
- Simple application; demolishing the existing and replacing
- House applicant and Pat McKenna Realtor
- 23 apartments
- No stormwater provisions
- Paved site / fully developed
- No waivers or variances
- Representatives to testify are owner, engineer, traffic engineer and architect

Witnesses sworn in by Board Solicitor

- Mark McKenna, Representative for Owner, 42 East Main Street
- Eleanor McKenna, Owner, 42 East Main Street
- Robert Cogan, Architect, Barton Partners, Norristown, PA
- David Horner, Traffic Engineer, Horner and Canter Associates
- Mark Malinowski, Engineer, Stout & Caldwell

Mark Malinowski, Engineer Testimony

- Accepted as expert witness
- Exhibit A1 is an aerial view of the site
- Exhibit A2 is site plan for new development, color rendering
- Exhibit A2 is a mixed use facility / office and residential
- McKenna Realty currently
- Remaining 23 units residential use
- Old plans show 11 one bedroom and 12 two bedroom
- Updated to 13 one bedroom and 10 two bedroom units
- Red border of site
- Rehab area / underlying C3 zone
- Country Route 620
- South is residential development
- Public parking across the street (East Main)
- Originally proposed 42 parking spaces
- 28 on site; carport at back of building covered for (6) spaces
- 7 street spaces along south side East Main
- 3 parallel in front of building
- 4 in front of adjoining church; church and play area have separate parking
- Landscaping will keep some existing vegetation; proposing trees along frontage and eastside
- Dumpster enclosures
- Public parking proposed across street; provide 4 additional constructed to rear of lot, westerly Right of Way and ADA compliant spaces
- 41 spaces required with new bedroom count
- Township Planner advised that Applicant would prepare and submit new proposal as a Condition of Approval
- Asked if the spaces would be exclusive to the property
- Advised no, first come first serve
- Will increase supply of public parking
- Spaces will open at night for residential
- No license or exclusive rights to spaces
- Creating (2) new spaces in Municipal Lot to save the tree
- Lighting will be onsite and similar fixtures
- Wall mounting, relocation of 3 existing lights; change use

Dave Horner, Traffic Engineer

- Accepted as expert witness
- Performed traffic counts
- Assumed new development didn't make any reductions
- 15-20 trips during peak hours
- Little effect on existing operation
- Concur with plan proposed
- Safe and efficient
- Under jurisdiction of the Township

Mark McKenna, Owner

- Accepted as expert witness
- Realtor and Sales Representative
- Pat McKenna was father/ Eleanor is mother
- Basement proposing small conference room and storage
- Elevator to the basement
- 1<sup>st</sup> floor 2800 square ft for staff
- Basement 1000 sq ft conference room and storage
- Access off back for parking
- First floor staff, 3 salary people, 14 agents
- 4 at most at one time on site
- Office hours have changed considerable over the years
- 10am – 2pm on weekends
- Closes at 5pm Mon-Friday
- There will be Fed Ex deliveries only
- Same deliveries for tenants
- 1 parking space per unit; extra fee for covered spaces in the rear

Robert Cogan, Architect

- Accepted as expert witness
- 8 Exhibits, 8/31/18
- 2D flat elevations; right side down below
- Vinyl siding all the way around
- All brick design; real brick
- Mimic scale of buildings on Main Street
- Picture window 7ft high
- Charcoal gray roof
- Right side looking from church
- Building recesses back to break to full (3) story building
- Entrance to building on this side covered by awning
- Separate entrance for McKenna Realty office on street
- 5<sup>th</sup> highest gauge thickness; CertainTeed restoration
- Cutouts in rear; 6 parking spaces under building

- Open Air to see cars parked under building
- Balconies proposed are 6; 7 are required however would throw balance off
- Utility boxes would be inside carport area
- Exhibit A4 left side elevation; same turning gables
- Exhibit A5 1<sup>st</sup> floor plan colorized; blue office space
- Orange color shows the 2 bedroom units
- Yellow color represents 1 bedroom units
- Exhibit A6 color rendering basement plan; light blue represents unfinished space
- Tan represents the cubicles for storage
- Exhibit A7 2<sup>nd</sup> floor plan
- Orange color shows the 2 bedroom units
- Yellow color represents 1 bedroom units
- Updated 8/31/18 changing (1) unit from 2 bedroom to a 1 bedroom
- Exhibit A8 3<sup>rd</sup> floor plan; updated 8/31/18 changing (1) unit from 2 bedroom to a 1 bedroom
- Total units are 4 on first floor, 10 on second floor and 9 on third floor
- Exhibit A9 color rendering prospective front elevation and brick; residential entrance

#### Leah Furey-Bruder, Township Planner

- Review letter dated 12/3/18
- Rehabilitation area; redevelopment plan for the whole block
- This is the only one proposed for development at this point
- Applicant agrees to the Housing and Fair Share Plan Affordable Housing
- 15% set aside – 23 units; not huge development
- Entered into an agreement with the Township to contribute towards a Group Home; opportunity for them to contribute in way of funding
- Group home; people with disabilities
- Affordable units
- Landscaping and trees; between curb and building
- New standard of 18ft brick sidewalk
- Improvement to the area
- Set standard going forward
- Settled on wide sidewalks; 10-12ft wide
- Offer to provide landscape to beautify front of site; applicant agreed
- Applicant agreed; County doesn't want to maintain improvements in Right of Way
- Town will be responsible/ trees, flower boxes
- Proposing to the County
- Condition of Approval; design of off-site parking spaces before final sign off of plan
- Ok with 6 balconies instead of 7
- All redevelopers have followed guidance of Township Planner and are happy with design; architecture on this one really hits the mark

Eric Snee, Environmental Scientist, LSRP:

- Letter dated 11/30/18
- Applicant agrees to all comments
- Acceptance of waiver request for Cultural Resource/ Impact Report
- Based on age of building have surveys completed for looking into asbestos, lead paint, etc.
- Make sure there are no tanks

William Loughney, Board Engineer:

- Review letter dated 11/29/18
- Covered parking spaces to be concrete; provide detail, strength
- Stormwater runoff to Main Street as does now
- Recommend underground stormwater management basin
- Not required, but recommend Maintenance Plan for basin as due diligence
- Seasonal high ground water issue
- Grading 30-60 inches
- 2 ½ -5ft below existing ground; proposing basement floor at 98.18
- Would like building design to have sump pumps or waterproofing measurements
- Sump perhaps / will work on it

Stacey Arcari, Traffic Engineer:

- Review letter dated 11/29/18
- Nothing to add; will work out and agree to what has been testified

Applicant Attorney

- #3 and #5 in Township Traffic Engineer's letter are ok
- Township Traffic Engineer had no issue with them

Mark Malinowski, Engineer Testimony

- Submission waivers not design waivers
- Concourse; extending 200ft beyond property
- Whole area is developed
- Tree Management Plan; clearing site, except one area to protect trees and fencing provided in full management plan
- Environmental Impact; Phase 1 Assessment was submitted; already asphalted
- Loading and unloading zones dimensions provided; no formal loading zone
- Township Engineer added that he didn't have any problems with it
- Applicant Architect added that he received the Fire Marshall report dated 9/20/18 and agrees to everything

Public Comment:

- John Gumm, 44 Oak Avenue
- Live behind Marlton Tavern
- Inquired about fence height in the back; proposing 6ft solid vinyl
- Asked if the fence could be higher to block out headlights/noise

- Township Planner advised not allowed per the Ordinance; 8ft only for tennis courts

Board Comment:

- Mr. Cortland asked Mr. McKenna if the purpose of the 1000sq ft basement conference room was for closings, meetings and training
- Mr. McKenna advised that most closings are done in 40 minutes
- Attorneys are the only attendees usually
- Nobody comes to closing anymore
- 42 parking spaces are required
- 28 on site; 23 will be designated; every tenant gets a spot on-site
- Tenant who use the underground will be assigned but pay more
- Mr. Foster asked the size of the units
- Mr. McKenna advised the one (1) bedroom will be 646 -1023 sq ft, two (2) bedroom will be 1035 – 1238 sq ft

Board Solicitor:

- Applicant requires a design waiver for 6 decks instead of 7
- Applicant is here for preliminary and final major site plan approval
- Rehab redevelopment of McKenna Realty Site
- 3 story building; 23 one and two bedroom apartments with agreement for a 4 unit Group Home
- Associated office space
- No variances
- 1 design waiver for 6 balconies instead of 7
- Bound to comply with redevelopment agreement
- Agree to Affordable Housing
- Agree to Planner review letter, Environmental review letter, ARH, ERI traffic report and Fire Marshall report
- Installing a 6ft high vinyl fence

Motion to Approve PB17-12SP

Motion: Cortland

Second: Parikh

Ayes: Foster, Menichini, Parikh, Zeuli, DiEnna, Cortland, Marrone

Leah Furey-Bruder, Township Planner

1. **Ordinance No. 23-12-2018**  
*Ordinance of the Township of Evesham Amending Chapter 160, The Zoning Code of the Township of Evesham to Revise Section 168-66 Affordable Housing (AH-1, AH-1A & AH-2) Zones*
2. **Ordinance No 24-12-2018**

***Ordinance of the Township of Evesham Amending Chapter 160, The Zoning Code of the Township of Evesham to Add Section 16-66.2 Affordable Semidetached Residential (ASR) Zone***

**3. Ordinance No. 25-12-2018**

***Ordinance of the Township of Evesham Amending Chapter 161, Zoning Modifications and Additional Requirements, to Revise Section 161-2, Requirements for Low-and Moderate- Income Housing, In Its Entirety***

- 3 Ordinances referred by Township Council; related to Zoning Code
- 23-12-2018; amends AH1A zoning; applies to 1 property on Lippincott Drive Hockey Facility; Continuing Care Facility
- Modifying for same type of use but more flexibility
- All Ordinances are to implement Affordable Housing Fair Share Plan
- New Zone; Affordable Semi-detached residential; 24-12-2018
- N. Elmwood and Evesboro Medford Road; currently C2; 11 acres mostly wetlands
- Connected bank that owns it with Habitat for Humanity; 4 to be built eventually
- 25-12-2018; overall Low Fare Share Ordinance; outlines process Affordable Housing has to follow; for income procedure; entirely repeals and replaces it
- Recommendation that the governing body adopt these Ordinances if finding they are consistent with the Master Plan

**Motion:**

Motion: Cortland

Second: Zeuli

Ayes: All in favor

**Resolutions**

**PB 15-15F**

Motion: Zeuli

Second: Parikh

Ayes: DiEnna, Zeuli, Parikh, Foster, Marrone

**PB 14-25SPF3**

Motion: Cortland

Second: Zeuli

Ayes: DiEnna, Zeuli, Foster, Cortland

Administrative Officer asked for a motion to go into Executive Session and a motion to adopt a Resolution under Executive Session

Motion: Cortland

Second: Parikh

Ayes: All in favor

Came out of Executive Session at 10:26pm

Motion: DiEnna

Second: Parikh

Ayes: All in favor

**Communications/Organization**

- Next meeting December 20, 2018

**Meeting adjourned at 10:28pm**