

**TOWNSHIP OF EVESHAM  
Planning Board**

**Minutes**

**7:00 pm**

**July 18, 2019**

**Municipal Building**

**Re-Organization Meeting:**

**Call to Order**

Nancy Jamanow made the call to order at 7:02 pm.

**Flag Salute**

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

Nancy Jamanow made the statement of conformance with the Open Public Meeting Act and the Municipal Land Use Legislation

**Roll Call**

**Present:** Veasy, Mehigan, Friedman, Levenson, Marrone, Higginbotham, Parikh, DiEnna, Cortland, Maratea

**Also Present:** Platt, Furey, Arcari, Jamanow, Boulton

**Absent:** Menichini

Nancy Jamanow asked for a Motion for appointments:

**A. APPOINTMENTS**

**1. Chairperson – Alicia Marrone**

Motion: Parikh

Second: Cortland

Ayes: Veasy, Mehigan, Friedman, Levenson, Marrone, Higginbotham, Parikh, DiEnna, Cortland

**2. Vice - Chairperson – Jay Parikh**

Motion: Levenson

Second: Cortland

Ayes: Veasy, Mehigan, Friedman, Levenson, Marrone, Higginbotham, Parikh, DiEnna, Cortland

**3. Alternate Vice - Chairperson – Jay Levenson**

Motion: Parikh

Second: Marrone

Ayes: Veasy, Mehigan, Friedman, Levenson, Marrone, Higginbotham, Parikh, DiEnna, Cortland

**4. Secretary – Sharon Boulton**

Motion: Parikh

Second: Levenson

Ayes: Veasy, Mehigan, Friedman, Levenson, Marrone, Higginbotham, Parikh, DiEnna, Cortland

**5. Assistant Secretary – TABLED**

**6. Recording Secretary – TABLED**

**7. Assistant Recording Secretary – TABLED**

**B. PROFESSIONAL APPOINTMENTS**

**A. Board Attorney - Stuart Platt, Platt & Riso**

Motion: DiEnna

Second: Parikh

Ayes: Veasy, Marrone, Parikh, Levenson, DiEnna, Mehigan, Higginbotham, Friedman, Cortland

**B. Engineer- Environmental Resources, Inc.**

**There were 2 Motions for Engineer:**

Motion: Veasy {Penoni}

Motion: Levenson {ERI}

Second: Higginbotham

Second: Cortland

**Board Attorney advised Secretary to call role and each Board Member state who they wish to vote for as Engineer:**

Ayes: Veasy Penoni, Levenson ERI, Mehigan ERI, Friedman Penoni, Marrone ERI, Higginbotham Penoni, Parikh ERI, DiEnna ERI, Cortland ERI

**C. Alternate Engineer- Pennoni, Inc.**

Motion: Parikh

Second: Veasy

Ayes: Veasy, Marrone, Parikh, Levenson, DiEnna, Mehigan, Higginbotham, Friedman, Cortland

**D. Traffic Engineer- Stacey Arcari, Environmental Resolutions INC**

Motion: Parikh

Second: Cortland

Ayes: Veasy, Marrone, Parikh, Levenson, DiEnna, Mehigan, Higginbotham, Friedman, Cortland

**E. Environmental Consultant- CME Associates, Behram Turan**

Motion: Veasy

Second: Marrone

Ayes: Veasy, Marrone, Parikh, Levenson, DiEnna, Mehigan, Higginbotham, Friedman, Cortland

**F. Conflict Attorney- Zeller & Wieliczko, Matthew Wieliczko**

Motion: Parikh

Second: Marrone

Ayes: Veasy, Marrone, Parikh, Levenson, DiEnna, Mehigan, Higginbotham, Friedman, Cortland

**G. Conflict/Alternate Engineer- Pennoni**

Motion: Parikh

Second: Veasy

Ayes: Veasy, Marrone, Parikh, Levenson, DiEnna, Mehigan, Higginbotham, Friedman, Cortland

Board Attorney congratulated and swore in 2 professionals present

- Stacey Arcari, ERI and Leah Fury Bruder, Planner

**C. Resolution PB19-08 - ADOPTION OF OFFICIAL TIME/PLACE FOR MEETING**

7:00 pm on 1<sup>st</sup> and 3<sup>rd</sup> Thursday in Evesham Township Courtroom in Municipal Building

Motion: Cortland

Second: Parikh

Ayes: All in Favor

**D. Resolution PB 19-08A - ADOPTION OF OFFICIAL NEWSPAPER**

Official newspaper will be Burlington County Times, Courier Post as secondary and Central Record as tertiary

Motion: Parikh

Second: Cortland

Ayes: All in Favor

**E. Resolution PB 19-07 - ADOPTION OF RULES AND PROCEDURES**

Motion: Parikh

Second: Cortland

Ayes: All in Favor

**F. NEW BUSINESS**

**1. ARISTONE TRACT / DPW Redevelopment Plan – Ordinance PB19-10**

Leah Fury Bruder, Township Planner

Leah Fury Bruder, Township Planner Testimony

- Referral from Township Council introduced Ordinance 14-8-2019 on Tuesday, July 16, 2019
- Ordinance to adopt a revised Redevelopment Plan for Lots 1, 1.01, 1.02, 1.04, 1.05 in Block 16 – otherwise known as Aristone Tract DPW Site
- Redevelopment law requires that once introduced by Council, Ordinances are referred to Planning Board for review and recommendation
- Recommendation is to review whether or not the proposal is consistent with the township's Master Plan and any others recommendations you wish to make
- Background on the lots referenced; 1<sup>st</sup> designated areas in need of redevelopment known as Aristone Tract

- Within a year initial designation parcel of land in Medford Township was annexed to Evesham, then included into the Redevelopment area in Block 1
- Result of Barclay Chase application; lots were all consolidated as Lot 1.06
- Now 2 lots; 1.06 Barclay Chase and reason for these amendments relates to 1.03 known as the DPW site
- Lot 1.03 was designated area in need of redevelopment in 2017; DPW site relocated
- Not time for redevelopment plan to be completed until now; DPW needed to vacate (expected within year) and Fair Share settlement negotiations had to be finalized
- Compliance mechanism included in Fair Share Plan is a 15% Affordable Housing set aside for DPW site
- Redevelopment plan sets forth development that is consistent with what is around it on 3 sides; allows multifamily residential; same setbacks as what is currently permitted in Barclay Chase
- 75ft required setback from Evesboro Medford Road; 15% Affordable Housing set aside; requirement that access to, when redeveloped, aligns with Sharp Road
- If different developer it will be stand alone, if same developer it will be interconnected; remains to be seen
- The Ordinance makes the amendments to incorporate the site

#### Board Attorney

- Asked for Planners professional opinion; is it consistent with Master Plan
- Planner advised that it is consistent because the housing element is an element of the Master Plan and housing element specifically anticipates this proposal

#### Public Comment

- Jack Lynn; Legacy Oaks, 38 Mitchell Court
- When Barclay Chase began, concern from Legacy Oaks was traffic coming out of Evesboro Medford Road; was going to be terrible
- Met with Township officials and assured only exit onto Evesboro Medford Road would be exit for emergency / police vehicles only
- Month later (four years ago) at township meeting, developer/ builder was attending and engineer present determined that it was full fledge exit coming out of development and not police/emergency exit
- Confronted township officials again, told there was nothing that could be done
- Township Manager at the time then suggested they could maybe prevent a left turn coming out of there to make it safer
- Told to go to County as it's a County Road, township would support them
- Went to County and wasn't given much time, 3 of 5 township people weren't supportive and remaining 2 were passive and said nothing could be done
- Weeks later; attended another township meeting; reiterated that communication on application was horrible
- Mayor was present via phone and wasn't happy with comments about communication
- Medford Sun article 2015 headline "Mayor assures Legacy Oaks Residents Township Plans to Pursue Traffic Light at new Apartment Complex Exit"
- Kept article, as now project is happening; we do not oppose the project

- People who did work so far have been very professional; did everything when they were supposed to; plenty of police protection; minimum disruption of traffic
- Nothing against the project
- Very concerned about having traffic light at Evesboro Medford Road and Sharp Road
- Legacy Oaks has minimum of 250 people over age 75 and a number over age 80
- Getting out of Legacy Oaks at wrong time of day is real challenge; 8:30am every morning it's very difficult to make a left hand turn
- Very serious concern, would like support to get traffic light done
- Chairwoman asked for clarification and confirmed that Mr. Lynn is lobbying for traffic light

#### Leah Fury Bruder, Township Planner Testimony

- Planner advised it is a County Road and has been on the radar
- Asked Board Traffic Engineer for estimate of cost to design
- Chairwoman stated that it was an access issue and not a cost issue and an ownership issue
- Planner stated that trigger for light was for development to happen; now a four-way intersection
- Discussing who's responsibility it is to pay for it; trying to determine how does cost potentially spread out
- If township designs, someone else installs, etc.
- Volume distinction so not at that point yet
- Align intersection and then traffic light dialogue continues
- Appreciate public keeping it on the radar
- Township will follow up on; pursuing but has to meet certain requirements
- Chairwoman encouraged Mr. Lynn to keep an eye on agenda and attend update meetings
- Mr. Lynn said he does and that it's not only folks coming out of Legacy Oaks but community driving up and down this road
- Mr. Lynn stated this needs some attention and mayor obviously thought so too

#### Board Comment:

- Mr. DiEnna asked if Sharp Road was a township or county road
- Planner advised that Sharp is township and Evesboro Medford Road is a county road
- Entrance to development is private, so 3 different entities to the intersection
- Mr. Cortland asked what a traffic light actually costs
- Traffic Engineer advised somewhere in the range of \$400,000

#### Board Attorney

- Advised that Board is tasked with a referral of an Ordinance
- Municipal Land Use Law and Redevelopment Statute, whenever there is an Ordinance for Land Use Regulation change and/or redevelopment Plan Amendment; Planning Board has opportunity to review and evaluate
- Planning Board's role is strictly quasi legislative to make a recommendation either for governing body to adopt this Ordinance; adopt it as submitted or adopt it with changes
- Make a facts or finding that it is consistent with the Master Plan and that it will carry out the Master Plan

- Chairwoman confirmed that it is a Motion to Make a Recommendation to Adopt the Ordinance with a finding that it is consistent with the Master Plan

### **Recommendation to Adopt Ordinance PB19-10**

Motion: Parikh stated that it is consistent with the Master Plan and recommended to have it adopted

Second: Cortland

Ayes: Parikh, Cortland, Veasy, Mehigan, Levenson, Marrone, Higginbotham, Parikh, DiEnna

ABSTAIN: Friedman

### **Meeting Minutes:**

June 20, 2019

Motion: Cortland

Second: Parikh

Ayes: DiEnna, Levenson, Mehigan, Parikh, Marrone, Cortland, Veasy

### **Resolutions**

#### **Hawthorn PB 19-04**

Motion: Cortland

Second: Parikh

Ayes: DiEnna, Levenson, Mehigan, Parikh, Marrone, Cortland, Veasy

### **Public Comment:**

NONE

### **Board Comment:**

- Mr. Cortland asked Township Planner if Barclay Chase has an option on the DPW site
- Planner advised no
- Mr. Cortland asked if the 12ft fence will stay
- Planner advised it will probably go; meant to be temporary
- Mr. Levenson advised that it is his understanding we are “losing” our Planner and stated it has been a great pleasure working with her, always professional, she will be missed
- Chairwoman Marrone stated that Leah had been the Planner for her entire tenure and amazed at sheer number of projects driven and stated each project one by one; just an amazing reconfiguration of the town
- Chairwoman also added that it has been her privilege to work with Leah and that Leah has made this job on Board very easy; greatly appreciates it and her tremendous professionalism and dedication brought to job
- Chairwoman said she speaks for everyone on the Board that Leah’s vision and driving best solutions for residents and betterment of the town has been unmatched

### **Leah Fury Bruder, Township Planner Testimony**

- Township Planner took a moment to reminisce about work at Evesham Township and how much it has meant to her to pursue this line of work from 2006 when she began and how she ended up at the Township of Evesham today

- Said she was extremely grateful to Planning Board for their trust and great working relationship
- Planning Board has an extremely important role in guiding the growth and development of a town; grateful for all of the accomplishments the Chairwoman mentioned

Communications/Organization

Next Meeting: August 1, 2019 (cancel)

August 15, 2019

Motion to Adjourn

Motion: Parikh

Second: Cortland

Ayes: All in Favor

Meeting adjourned at 8:00 pm