

**TOWNSHIP OF EVESHAM**

**Planning Board**

**Minutes**

**7:00 pm**

**August 15, 2019**

**Municipal Building**

**Call to Order**

Chairwoman Marrone made the call to order at 7:10pm

**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:** Veasy, Marrone, Parikh, DiEnna, Higginbotham, Friedman, Cortland

**Also Present:** Snee, Arcari, Furey, Boulton

**Absent:** Levenson, Mehigan, Menichini, Maratea

**Meeting Minutes**

July 18, 2019

Motion: Parikh

Second: Cortland

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

**Continuation of Scheduled Matters**

**A. UNFINISHED/NEW BUSINESS**

**1. Barclay Chase**

**PB14-16SPA2**

880 & 890 Route 70 East, Block 16, Lots 1, 1.01, 1.02, 1.04, 1.05 (consolidated as Lot 1.06)  
("Aristone Tract" Redevelopment Area)

Applicant is seeking amended approval to revise the building envelopes and requesting bulk variances from side yard setback of 30' and front yard setback from required 20' for Buildings 2000, 3000, and 4000

**Jeffrey Baron, Attorney**

Exhibits:

A1: Amended Preliminary/Final Site Plan, dated June 25, 2019

A2-6: 3 Photographs of Building 2000, dated August 15, 2019

Jeff Baron, Applicant's Attorney:

- Representing applicant for an amended site plan, 3 buildings
- In process of construction, discovered construction crew went over setback line
- Not approved variance and also in ROW of Route 70
- Not close to highway but doesn't comply with front yard and rear setbacks

Board Attorney swore in Professionals:

- Kenneth S. Pizzo, Jr., Principal, Pizzo & Pizzo
- Michael Weseloski, Engineer, MidAtlantic Engineering Partners
- Creigh Rahenkamp, Planner, Creigh Rahenkamp & Associates

Kenneth Pizzo Testimony:

- 8 total facilities
- Encroachment
- Walking around property and noticed
- Exhibit A1 is the amended preliminary/final site plan
- Received Certificate of Occupancy on 2 buildings and clubhouse
- Noticed piece over side yard setback
- 2 parking spots (4 story over parking)
- Shed roof over the lot
- Checked to see if others were correct
- Stopped construction immediately on new building on one spot until heard before the Board for variance
- Foundation walls
- Exhibit A2-A4 are photos of the same area of scene as it exists now

Michael Weseloski Testimony:

- Exhibit A1 shows 10 sq ft encroachment
- 200 sq ft relative to 20,000 sq ft
- Minimal area
- Front yard encroachment 171ft distance
- Building 2000; public works

Creigh Rakenkamp Testimony:

- Accepted as Expert Witness
- Reviewed Redevelopment Plan
- Limit testimony to policy
- Adopt testimony of both previous policy perspective
- Commercial Use – no
- Protect new residences
- 170ft away from highway
- Adequately protected
- Side yard 10ft encroachment to DPW site
- Not sensitive use to car noise or headlights
- Public interest adequately protected
- Recommend Board grant
- No substantial detriment
- Compliant with Redevelopment Plan
- Continuing to fulfill

Leah Fury Bruder, Township Planner:

- Review letter dated August 1, 2019
- Thorough explanation given by the Applicant
- Encroachment on Building 2000 near DPW (Lot 1.03)
- Yard setback at 30ft when plan was set
- Uses incompatible to site; DPW moving, so only parking area, not resident units
- Route 70 frontage; 10ft where 20ft are required
- Photos show not entirely of 4 stories; very minimal
- Still 171ft away from cart way
- No traffic on end

Board Comment:

- Mr. Parikh asked when DPW leaves and this goes to residential lots, will lights be an issue
- Township Planner said it is a similar use to Barclay Chase; will be compatible and lighting is under roof, shielded downward
- Mr. Parikh asked Applicant's Attorney if the hardship was in the interest of general welfare
- Redevelopment Plan being fostered and approved by the Planning Board
- No detriment
- Continuation of Aristone Redevelopment Plan; will have same standards and will be consistent; no hardship sticking to the plan
- Township Planner explained what was approved and that this was a detail missed by everyone involved; didn't discuss the enclosure; practical level that is how the building was designed; tidying up what was always intended

Board Attorney

- Any motion if favorable should also include requirement that applicant agreed to comply with all previous conditions of approval for this development to the extent not inconsistent with this development

Motion to Approve PB14-16SPA2

Motion: Parikh

Second: Cortland

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

**1. Habitat for Humanity of Burlington County PB19-06**

387 Evesboro Medford Road, Block 18, Lot 3 (ASR Affordable Semidetached Residential)  
Applicant is seeking Major Subdivision approval for the subdivision of one (1) lot into four (4) lots containing single-family duplex units and one (1) remainder lot to be transferred to Evesham Township for Open Space

**Barbara Casey, Attorney**

Exhibits:

A1: Color Aerial Highlighting Property, dated August 15, 2019

A2: Drawing A-1 Floor Plan and Building Elevations, dated June 18, 2019

A3: Color Site Rendering Site Plan of 2 Proposed Buildings, dated August 15, 2019

Barbara Casey, Applicant's Attorney:

- Habitat for Humanity is current owner of property at Evesboro Medford Road & North Elmwood
- Subdivided Lot 3 in compliance with the Affordable Housing Act
- Vacant for some time
- Located in affordable, semi-detached residential with public water and sewer zone
- 4 Units Affordable Housing; 1 Lot into 4 and one back to township
- Major Subdivision approval

Board Attorney swore in

- Lori Leonard, CEO Habitat for Humanity
- Mark Malinowski, Engineer, Stout & Caldwell
- Gerald Blackman, Architect, Planner, OSK Design Partners

Lori Leonard, CEO Habitat for Humanity Testimony:

- 1 structure
- Not multi-family property with HOA
- Habitat for Humanity is much more efficient, not to have layer of HOA structure
- 2 connected duplex structure
- 4 houses in total
- Habitat for Humanity partnered in many towns for last 30 years
- They are neighbors
- 10 Radnor purchased years ago
- Met with Council and Township Planner to discuss partnering
- Found this site and worked extensively
- Donating a portion of the land back to the town
- Deed restricted for 30 years
- Based on need and ability to pay the mortgage
- Habitat for Humanity write their own mortgages
- 0% interest
- Owner and others spend 250-400 hours building house
- "Sweat Equity" hours
- Owners complete financing classes
- Habitat for Humanity offers
  - Repair Seminars
  - Credit Seminars
- Mentors work with owners to prevent foreclosure
- Habitat for Humanity restructures loans and work to change structure to come up with other payment options

Mark Malinowski, Engineer Testimony:

- Exhibit A1; residential lots highlighted in red

- 10.89 acres; 5 lots
- 4 residential and 1 lot to the township (9.2 acres)
- 4 lots – properties being subdivided into 4 residential lots
- Exhibit A2 shows 2 proposed buildings
- Duplexes share common property line
- 1 driveway off of Evesham Medford Road
- Affordable Housing requires 3 parking spaces
- 20ft wide shared driveways
- Parking is 9x18 spaces
- Aisle width of 24ft
- Creating access easement; maintenance of driveway areas
- Minimize disturbance and impact of surrounding areas
- Around cluster of trees; small removal of trees
- Sidewalk will run along residential units
- Require trash storage; pads in back of each screened by 6ft vinyl fence
- Trash pickup and mailbox for each unit
- Landscaping of street trees around area and foundation plants in front of each unit
- Need to run water and sewer lines; wetland buffers
- Board Attorney asked Applicant's Attorney if there was Point of Sale disclosure to residents for wetlands
- Board Attorney replied they will prepare something; not required and nothing informal, but can prepare a Point of Sale disclosure to residents for review
- Applicant's Engineer stated potential variance for lot clearing per the ERI letter
- Additional clearing may be required
- Less than 6000ft clearing area lot 8500 sq ft
- Clearing limit – more ratio than square footage
- 90% clearing roughly
- Maximum clearing limit; as much as physically possible; between 35-50% disturbance
- Underbrush vegetation on the site
- Exceed because Ordinance requires installation of sidewalk; creating disturbance there
- Grading for proper draining and no impact to neighbors
- Grading and swales for Lot 3.01 drain to the south; so exceed limits
- No lots on Evesham Road because of swale/ditch
- Board Attorney inquired if a variance was needed
- Township Planner advised clearing is normally a % of the lot
- Knowing these lot sizes would vary; clear same amount
- Didn't want or need a stormwater basin
- Intended for tree clearing and not underbrush
- Not wooded or tree clearing
- Based on intent and what is being accomplished; a variance is not needed
- Applicant's Attorney advised they wanted to be transparent if sidewalk would be on ROW; would be less clearing

- Board Attorney stated shaded areas not clearing
- Exclude from equation; less than 6000sq ft based on interpretation of Township Planner, variance not necessary

Gerald Blackman, Architect, Testimony

- Exhibit A2; showing actual homes to be built
- Drawing floor plans and elevation
- 2 buildings proposed; 2 dwelling units
- Like single family homes; each has 1716ft per floor
- 156sq ft front porches
- 6800sq ft total
- Homes are 858sq ft per floor; 3 & 4 bedroom units
- Proposal (2) 3 bedroom and (2) 4 bedroom based parking on 4 bedrooms
- No garages
- Attic
- Height of 28ft of buildings
- Grade to mean height of pitched roof is 23ft 9in per Ordinance
- Asphalt shingled pitched roof
- Horizontal side wood siding
- Vinyl railings
- Trimmed windows
- Architectural design; sliding patio doors, steps that lead to the back yard
- 1<sup>st</sup> floor living space; dining room, kitchen, powder room, steps to upstairs laundry room, pantry for kitchen; limited storage
- Meeting construction codes; no specific colors determined yet
- Neutral in general; light gray or earth tones
- Each will have its own color scheme; complimentary to each other

Leah Fury Bruder, Township Planner

- Review letter dated August 7, 2019
- Before the proposal, 10.90 acre site (C-1) Commercial Zone District
- Seen few applications come through for this site
- Just not enough room, not big enough and not at the intersection
- Site is confined so not as attractive; wetlands
- Application is 1 piece of a large Affordable Housing puzzle
- Habitat for Humanity had to make a deal with the property owner and township negotiations
- Townhouses behind it; density appropriate for the site
- Road on property only allowing tiny cul-de-sac for number of homes
- Tried to keep it simple
- Approved by court as Fair Share Directive
- Zoning District was adopted to enable this
- Completed sidewalk up road
- Hindrance is wetlands

- Dedication of 9.2 acres will enable township to get sidewalk installed
- Opportunity to try to obtain approvals
- Township Affordable Housing Agreement with Habitat; deed restrictions
- Township will contribute from Affordable Housing Trust Fund
- Applicant's Attorney advised the driveway will be increased from 20ft to 24ft
- 24ft at parking spaces makes it easier to back out
- Satisfied by Township Planner
- Window 6ft
- Exhibit A2 shows 3ft high fence around waste
- 6ft proposed blocks windows leading into the kitchen

Eric Snee, Township Environmental Engineer

- Review letter dated August 9, 2019
- Investigation Report RJS environmental collected samples
- Asking applicant to work with RJS to properly investigate and be done with development
- Environmental Impact Report
- Clearing minimal; marking wetlands
- DEP data mapped
- Summer habitat for Northern Long Eared Bats
- Clearing should be conducted between October and March only so as not to disturb habitat
- Wetlands protected
- Bat habitat not encroached on
- Board Attorney asked Applicant if they were agreeable to all comments
- Applicant's Attorney said not yet as they haven't seen the revised letter

Stacey Arcari, Township Traffic Engineer:

- Review letter dated August 9, 2019
- Technical in nature
- Applicant's Attorney advised in agreement; had 2 points
- In general page #3, Item 14 – Ordinance regarding Cluster Box Unit mailbox
- Wasn't in proposal; no HOA to maintain it and no central location along the roadway
- Proposes individual mailboxes at front of each house
- Township Planner advised that Postal Service is requiring it and will not allow individual post boxes
- Donna Harrington with the USPS will work with Applicant to get installed
- Page #3, Item 26 – Landscape Evergreens and Deciduous shrubs
- Page #4, Item 29 & 30 – Tree Protection Plan
- Saving trees and plan to limit removal
- Accommodating and asking for a waiver
- Township Traffic Engineer said she will work with applicant and a separate plan is not required

- Item #31, minimal caliper of street trees of 3 ½ inches; proposing 2 ½ inches; more readily available

Public Comment:

Robyn Goldenberg, 50 Ross Way

- Live in Tanglewood
- No notice of Affordable Housing zoning being switched from commercial
- Was this donated space; Preserved
- Intent was that it was never to be built on
- Property value not addressed
- Bought in 2004
- 5-10% drop since 2004
- If sell now will be compared to Affordable Housing
- How much are they paying in taxes
- Township Planner stated that taxes have not been assessed yet
- What is the property value
- Habitat for Humanity COO advised that selling price is based on income of the homeowner and based on COAH guidelines
- Residents in Tanglewood are paying a lot of money in taxes
- If there is drainage towards Lot 3.01, who will be responsible for fixing it and paying for it
- Engineer advised there would be no drainage issues
- Pretend there is and explain who will correct it
- Engineer advised there would be no drainage issues; there is surface run off and no underground
- How far back are the homes to Tanglewood
- Township Planner advised the front yard from Evesboro Medford Road is 70ft
- How are is the house from property line
- Township Planner advised there is a 50ft buffer
- Is there a restriction on the number of people that can live in the house
- Habitat for Humanity COO stated they can have 2 people per bedroom; generally because we do not want overcrowding; can do 2 to a room
- What is the timeline to build and have people already been selected
- Habitat for Humanity COO said they will be finished by 2002 and nobody has been accepted yet

Paul Ciarlo, 56 Ross Way

- Township is going to pay for the acquisition of the land
- Habitat for Humanity COO stated that it is fully owned by Habitat for Humanity
- Cost is \$200 - \$400,000?
- Habitat for Humanity COO said it was valued at \$300,000
- Only way to keep it completely unchanged is to seize the land entirely
- Value would have to be POS by the township
- Seems like a reasonable development for what can be done with the land

Debbie Share, 26 Hathaway Ct

- Trying to understand; here to petition
- What is purpose of land if we didn't approve it
- Board Solicitor briefly explained the Zoning Laws
- Property is owned and it is a permitted use; must come before Planning Board and meet criteria in the Ordinance
- Seems this was already predetermined; came with a variance, all of the sudden the variance disappeared
- They start building and what if they make mistakes
- Interesting that all of the sudden the variance isn't necessary now
- It was already determined before the residents were informed
- Very unsettling; decision makers do not live behind this property
- Changed from commercial to affordable housing without the residents knowing

Madan Vemurie, 47 Weaver Drive

- 300 Townhouses; 500 kids
- Security is an issue
- Fencing; proximity is very close and people can walk into the Tanglewood Development
- Big park; if violence because of new development who is responsible
- Open door without a fence
- Not a gated community
- 50ft buffer
- The value is also a major concern
- Township Planner advised the compatible uses and stated there were not 500 kids in Tanglewood
- Public advised yes there are
- This isn't Zoning compatible; Low Income Residential is not the same as regular income
- Regular income zoning would not allow apartment complex
- Board Chairwoman advised that this is a permitted use
- There are acres and acres elsewhere to build Habitat for Humanity houses

Raman Konchada, 26 Ross Way

- Concerns already addressed
- Fencing
- Drainage all the way across the property
- 1/10 of way closer are residents
- Really practical to assume that water travels in that direction
- Engineer referred to Topographic Survey to show existing grading; what is relied on and make sure there is not negative impact
- Board Solicitor tried to address the question by explaining stormwater management regulations

- County level designed and updated and adopted by Township of Evesham to ensure there is no excess drainage in area of disturbance
- Township Engineer reviews as well to make sure their numbers are correct and they have to build accordingly
- Board Solicitor explained that if developer violates the plans they are responsible
- When moved to Tanglewood; expectations of the character of the development and within neighborhood
- Why affect 300 families for the sake of 4

Dr. David Seltzer, 40 Weaver Drive

- All wetland talk is not true
- Currently having problems with the wetlands
- Emails on phone to HOA
- HOA are already working with the township and engineers
- They haven't fixed the drainage problems yet
- Puddles of water that do not go away
- There is a big problem right now
- Land decreased in its contour due to this
- Why potentially create an additional problem
- Concerns about property values
- Talk minimizing the point of having an Association
- Association makes sure everything stays within reasonable bounds
- Homeowners act in reasonable way
- Community is served in reasonable way
- Property values are maintained
- Through rules and regulations made to follow
- Now another group of people in close proximity that have no rules other than local, state and federal rules
- Trash and storage; we don't and can't do that with our trash
- We can't do as we see fit individually
- Just don't know and nobody is regulating it; nothing to do with income levels
- Already set up as a problem
- Real concerns
- Wetlands are a problem
- Engineer has already been out and it is not solved

Michael Barone, 44 Ross Way

- Asked the Board if everyone was an elected official
- Mayor Veasy and Mr. DiEnna advised they were the 2 elected officials
- The rest of the Board are appointed positions
- Asked if anyone on the Board has a Low Income House behind their homes or backing up to their homes
- Mr. DiEnna advised that there is a Group Home behind him
- Are there any other subdivisions in the municipality?

- Only 12 units received a certified letter; why didn't everyone receive it
- Board Solicitor explained that state law mandates of individualized units only require notification of properties within 200ft
- Question about transparency and live streaming – but residents weren't notified about low income housing or zoning change behind the development
- Mayor Veasy advised that Township Council is where those decisions are made; another Board
- Board Solicitor stated the action to approve is the governing body
- Develop application goes to Board
- 20-12-18 Ordinance
- Regulation
- Hit on no gates, no HOA, other people on our property
- Who monitors on how the units will be sold
- Have to find a match; what is the time period
- Habitat for Humanity COO stated market driven; 6 months before they submit permits
- Explained 10 Radnor; Evesham purchasing house for \$235,000 appraised less but got \$235,000
- Not talking about low, low income houses
- Match families in neighborhood; have to have a need
- Hate stereotypes; low income in Marlton
- Have to meet guidelines; you would be surprised to meet some of the families
- Mr. Barone asked Applicant's Engineer about Ellicott City, MD flooding
- 100 year flood discussed, MD had 2 floods within 3 years
- Happened again within 2 years
- Applicant's Engineer explained the misunderstanding; 100 years flood is interpreted as having a 1% chance of happening every year
- Mr. Barone stated all about development going up
- Appreciate the degrees but I/we live there and we see the water coming up

Chairwoman Marrone requested a 5-minute break and advised to reconvene at 9:25pm  
Board reconvened at 9:32pm

Chairwoman Marrone:

- Advised Board and Applicant's Attorney, Erin Szulewski with Parker McCay, that OnSwitch, Application PB19-09, Site Plan waiver with associated variances, will be continued and advised new date to be heard as September 19, 2019
- Board Attorney gave Public Notice and they will not have to re-notice

Motion to Allow for Continuance:

Motion: Parikh

Second: Cortland

Ayes: All in Favor

Public Comments Continued:

Wayne Stinson, 37 Ross Way

- Does anyone want to buy a house?
- I have one to purchase real quick
- What did you purchase the land for? Said it was \$300,000
- Habitat for Humanity COO responded the land was for sale by Beneficial Bank; purchase price was \$50,000 with credits merged with WSFS donated money back
- Land was for sale for \$300,000; negotiated a purchase price of \$50,000 for a certain type of housing credits they receive
- No garages and concrete pad for trash – is that code enforcement
- Where are they going to store lawnmowers; need storage for bicycles, trash, lawnmower
- Retired police officer from Philadelphia; moved from Philadelphia for this reason
- Will Marlton be hiring more police officers
- Mayor Veasy advised we have a very good police department
- If crime does go up
- Said nurses and IT, however, those aren't low income jobs
- Unsettling that our property value goes down yet taxes go up for these folks who don't have to pay as much in taxes as we do
- No garage to store stuff in; it's going to be an eyesore
- Give them some more room; what's the difference
- You're giving them a house, may as well give them a garage
- Hire more police officers to patrol the area

Dhruv Sharma, 10 Hathaway

- Similar concerns
- 3 other concerns
- Not written but used wetland – used and assumed now nature will behave it is nature
- Anyone looking at how nature is behaving
- Concrete slabs will now give less space to absorb water
- 10-20% more water
- Where will the water go now
- You say no it will not happen
- Very confusing
- Used different words for number of units
- Number of units is 4 but each bedroom can have 8 families?
- Each unit should only allow 1 family in each
- Total of 4 and not 8
- Alluded to paying \$300,000 for the house but it really sold at \$50,000
- Said 4 units but 8 families
- Township Planner corrected the statement by stating 4 single family homes is 4 homeowners
- 1 family per house

- Another variance that can divide it into 8 units?
- Township Planner said no, they cannot
- Zoning changed from commercial to affordable housing
- No one was notified, what is the process to that
- Township Planner advised the Zoning Ordinance didn't require a Public Notice
- Municipal Land Law was noticed but rezoning is not in connection with the Master Plan; therefore doesn't have to be a separate notice to all residents within 200 feet; wasn't required
- Were told that 90% of land is preserved forever; no zoning would ever change
- Will it be written somewhere that it's preserved forever
- Board Solicitor asked the applicant's attorney if there was any conservation easement
- Applicant's attorney said nothing imposed but nothing to stop township from doing it
- We can offer to buy back this land for the \$50,000 and preserve it forever
- We will give it back to the county; Evesham County is preserving it forever
- Legally, a decision from the governing body
- Lot dedicated to wetlands
- Not in writing
- Legal constraints within
- Board Attorney stated that by law, cannot develop wetlands

Danielle Schneider, 42 Ross Way

- Referring to Exhibit A1, when was the picture taken
- When did you study the wetland area
- Township Planner advised that it was taken in 2015 and the wetland delineation was verified in 2017
- It's almost 2020 and I moved here in 2017
- When I moved there was only a little bit of water
- Now, the water is 7ft into my property line
- Ducks have babies there, it's a lake now
- Need a stormwater basin
- No flood insurance here
- Engineer advised that the water is directed to run off to the middle of the lot

Michele Hummel, 37 Ross Way

- Comments and questions that still need to be addressed
- Is this a done deal or just a dog and pony show
- Is there any opportunity to haul the building of these homes
- Yes or No
- Board Attorney stated that No, it is not done; Board has to make a determination if the application has met the requirements based upon the Ordinance and legal requirements

- How does this benefit the residents paying \$9,000 and \$10,000 in taxes every year and you sold it for \$50,000
- Board Attorney explained Affordable Housing Requirements; court approved plan; benefit to the township as help meet legal Fair Share Affordable Housing requirement

Natalie Parks, 96 Weaver Drive

- Spinning our wheels here
- Not a professional, know nothing about easements
- Asking Mayor Veasy what support do we have from the township to stop this from happening
- I chose to work 2-3 jobs to support my family; single mom and I don't have help
- Appreciation for and feel good about where we live
- Mayor Veasy replied the Ordinance was done in 2018; voted on by Council to set up zoning for this land
- Ordinance is already done; need to talk to the governing body to discuss the Ordinance on Tuesday's – come to express concerns

Niraj Parikh, 3 Carter

- Asked Board if there was anything that didn't meet the requirements
- Board Attorney stated that it doesn't happen yet; not voted on as this is the public comment
- Have Professionals, consider sworn testimony from residents of Tanglewood
- Asked Township Environmental Engineer if he was absolutely certain that this development isn't going to adversely affect the water
- Township Traffic Engineer advised that NJ has the most stringent requirements in the nation; major stormwater development
- Nature of this site doesn't meet thresholds to kick into major stormwater development
- Not being drained back into Tanglewood area
- Creating swale to keep water back there; goes to infiltrate to traveling water before it even empties up behind Lot 3.03
- Will be very little water there
- Good grading plan to keep run off away from development
- Evesboro/Medford Road (County Road); is it legal to have water run off to a county road
- Township Traffic Engineer stated yes, has to meet requirements
- Will probably meet all of the requirements (25 acres)
- DEP looks at it as a major development
- There are 600 affordable housing units in area; why do you need 4 more
- Where are the other 600
- Is there any way to reverse the Ordinance
- Board Attorney said, No, not in a way to effect this application

John Showers, 16 Ross Way

- Affordable Housing, correct
- You bought it for \$50,000; rest was donated
- What is the cost of construction
- Habitat for Humanity COO said \$1,000,000
- Families purchase them for \$230,000
- Habitat for Humanity COO said purchase for \$180,000-\$220,000
- Based on their income; what is considered low income
- HUD determines range based on each county
- Ranges determined low 30-50% of median income
- Moderate is 50-80%
- Generally what is their income?
- Based on number of people in the house
- Percentage of the median income
- Family of 4 low income household makes \$35,000-\$55,000
- Moderate family makes \$55,000-\$68,000
- Families come in and won't pay more than 30% of their monthly income towards those houses
- Maintain their homes; get better jobs; stability of homeownership
- 2 buildings, 4 homes
- Will they stay nice
- Applicant's Attorney said there was a lot of talk about taxes; price based on taxes going in includes taxes, no interest
- Whole home ownership in addition Habitat for Humanity make sure they will pay their taxes
- Mr. Cortland asked about driveway; proposing these owners back out of their homes, how will they exit; radius to turn
- Engineer stated 90 degree parking, K-turns
- Mr. Cortland asked if they would be infringing on neighbors
- Easement traveling on neighbor's property
- Mr. Friedman asked if there were only 3 parking spaces for each unit, where are guests going to park
- Engineer said neighboring roads, on grass or neighbor's property
- Is there a sidewalk, how far does it extend
- Engineer replied frontage of proposed properties
- Concern that people living there will want to cross over to 7/11 store over Evesboro/Medford Road
- Nowhere to walk, it's a busy road
- Township Planner said the township will hopefully now address the sidewalk all the way along and will now own the land to do it
- Agee they are important
- Mr. Friedman inquired about 2 of 4 units having only 1 bathroom with 4 bedrooms
- Is that feasible

- Mr. DiEnna asked if there was anything preventing any of these families from putting up a fence
- Engineer advised yes, wetlands
- But upland part could be fenced
- Terms and conditions that meet statute could be a fence
- Sidewalk issue – most difficult thing to explain
- Mr. DiEnna thanked everyone for coming; all residents and articulating; why we like to play checkers as the Board; appointed answering to another governing body; have to play by a set of rules
- Concepts to completion; so many steps we have to comply with
- Forced to play game of 3 dimensional chess
- Precluded by regulation by another governing body
- Township Planner did a great job getting number of affordable housing units; plan wasn't put together in Fair Share Housing Plan
- Evesham's Fair Share Plan was started at 1,621 before negotiating, now it's down to 680
- Would have to build over 10,000 residential units to accommodate 1621
- When we moved here, we backed up to farm/ wasn't traffic but there is today
- Without a doubt will not be another Kings Grant, Brush Hollow, Legacy Oaks - just can't; those were rules then
- Playing by different set of rules now
- NJ is the only state that has council on Affordable Housing
- Playing by set of rules we have not created
- Mr. Parikh asked Board Attorney the conditions by LSRP professional regarding compliance

Board Attorney:

- Major Subdivision application for 5 lots
- 4 single family homes; 2 duplexes
- No variances
- Conditions:
  - Compliance with Affordable Housing Agreement
  - Complying with comments by Township Planner regarding driveway being 20ft wide and parking space is 24ft
  - 6ft fence not block view of window from rear
  - CME report; they will comply with the revised letter
  - ERI report; design waivers will comply except items 26, 29, 30 & 31 (caliper street tree)
  - Design waivers as noted

Motion to Approve PB19-06 with design waivers as noted

Motion: DiEnna

Second: Mayor Veasy

Ayes: DiEnna, Veasy, Marrone, Higginbotham, Parikh

Abstain: Cortland

**Resolutions**

Rules of Procedure PB19-07

Motion: Parikh

Second: Cortland

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

Calendar of Meetings PB19-08

Motion: Cortland

Second: Veasy

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

Official Newspaper PB19-08A

Motion: Parikh

Second: Cortland

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

Appointment of Professionals PB19-08B

Motion: Cortland

Second: Friedman

All in Favor: Aye

**Communications/Organization:**

Next meeting: September 5, 2019 (Cancel)  
September 19, 2019

Motion to Adjourn

Motion: Parikh

Second: DiEnna

Ayes: All in Favor

**Meeting adjourned at 11:05pm**