

TOWNSHIP OF EVESHAM

Planning Board

Minutes

7:00 P.M.

June 18, 2020

Municipal Building

Via Video Teleconferencing

Call to Order

Meeting brought to order by Chairperson Marrone at 7:05 P.M.

Flag Salute

Statement of Conformance with Open Public Meetings Act

Chairperson Marrone made the Statement of Conformance with the Open Public Meetings Act and the Municipal Land Use Legislation and in accordance with the April 2, 2020 recommendations of the New Jersey Department of Community Affairs in hosting the Planning Board meeting via video teleconferencing

Roll Call

Present: Cortland, DiEnna, Friedman, Higginbotham, Levenson, Menichini, Parikh, Mayor Veasy, Marrone

Absent: Mehigan, Maratea

Staff: Platt, Darji, Snee, Jamanow, Muscella, Kinney

Continuation of Scheduled Matters – None

Minutes from May 7, 2020 approved as written:

Motion - Mayor Veasy

Second – Cortland

Ayes: Cortland, DiEnna, Friedman, Levenson, Parikh, Mayor Veasy, Marrone

Resolution PB 20-02 CSH Marlton, LLC

Motion - Cortland

Second – Levenson

Ayes: Cortland, DiEnna, Friedman, Levenson, Parikh, Mayor Veasy, Marrone

NEW BUSINESS

1. Green Infrastructure Presentation

Louise Wilson, Director of Green Infrastructure at New Jersey Future announced that she would be retiring and introduces the new Director, Kandyce Perry who would be giving the presentation

New Jersey Future is a nonprofit, nonpartisan organization located in Trenton, NJ

New Jersey Future promotes sensible growth, redevelopment and infrastructure investments, protection of natural lands and waterways

Grants have been received from the William Penn Foundation

New Jersey Future works with Private Developers and Municipalities

They work with Municipal bodies, officials, professionals, staff and Environmental Commissions to review and amend stormwater management

New Stormwater Management regulations by the State including water quality and groundwater recharge

Municipal Stormwater Ordinances must be revised and in effect by March 3, 2021

They assist with Engineering Designs, Financial Consulting, Downtown Redevelopment and Vision Plans

New Jersey Future will advocate stronger standards working with the State

At this time funding is available through New Jersey Future through June, 2022

2. Master Plan Amendment

Leah Furey Bruder, PP, AICP – sworn

The Master Plan amendment focuses on the zoning and Pinelands Management area classification of certain developed properties in the Kings Grant and Barton Run areas that are currently within the Pinelands Rural Development management area

These areas were developed in the 1970's more consistent with the Regional Growth management area.

The reconfigured management area and zoning boundaries would include the developed areas of Barton Run and Kings Grant in the Regional Growth Area.

The proposal is to bring the Regional Growth area south to encompass the developed areas of Barton Run and Kings Grant. The area includes lots that are already developed and as needed to maintain connectivity, will include lots that are restricted open space and recreation areas. -LOTS HAT ARE ALREADY RESTICTED CAN NOT BE FURTHER DEVELOPED

This amendment recommends reclassification and rezoning that will enable certain already developed properties to connect to the public water and sewer systems.

In particular the Kings Grant Golf Course Club House (which has public water, would be eligible for public sewer – and is in the approved sewer service area)

Also included is the Barton Run Swim Club – Rezoning would open door for redevelopment of this site. At this time the Barton Run Swim Club has been closed for several years and is not being utilized. For several years the property owner tried to sell (or essentially give) the property as a swim club to local organizations such as the YMCA, the JCC, and the Township, but was not successful.

The current zoning does not allow other commercial uses, and the property is not large enough to satisfy the requirements for residential uses.

It is recommended that the property be included in the rezoning so that the property may have the opportunity to be redeveloped in a manner consistent with the existing residential development pattern.

Since the property has frontage on Barton Run Lake, it is recommended that opportunities for lake access be explored

Goals and recommendations of the 2006 Sub-Regional Natural Resource Protection Plan for Southern Medford and Evesham should be included in the Master Plan Amendment

Once reviewed and approved by the Planning Board, all information will be then forwarded to the Pineland Commission for their certification

Board Comments

Councilman DiEnna – how does this relate to any wetlands?

Could some type of development be done on this site?

Ms. Furey-Bruder -

Wetlands are regulated by NJDEP – approval needed

Kings Grant Club house is an existing facility, looking to do improvements

As for the Barton Run Swim Club – Rezoning would open door for Redevelopment of this site. All proposed development would be required to go the full review process

Board Member Higginbothum

Thank Ms. Bruder for the good job on the presentation

On behalf of the Environmental Commission would have like it the Commission had the opportunity to review this information prior to coming to the Planning Board

Mayor Veasy

1. If Club House in Kings Grant did not want to do any improvements could it be developed as residential?

Ms. Furey-Bruder

Yes, with proper process and approval

2. Are there other properties being considered?

Only KG Golf Club House and BR Swim Club

3. Is the possibility as investment properties make it easier

It could be discussed

Mr. Platt, Board Solicitor asked if the Amendment to the Master Plan be implemented with or without ordinances

Ms. Furey-Bruder

As per Pineland both must be adopted

Public Comments

Doug Wallner -sworn

14 Jarret Court

Club house could be accommodated through the variance procedure

There is a restricted use on open space

The Sub-Regional Plan recommended limited development

Plan was never adopted

Ms. Furey-Bruder

Variances could be applied for

Sewer system for Club House would be beneficial

Open Space is deed restricted

Each property has its own set of circumstances and if review as such

Rosemary Bernardi – sworn

10 Halifax East

Referring to the map shown in the presentation – are there any properties on

Tuckerton Road

Ms. Furey-Bruder – No

This study is a recommendation – Ordinances will be more specific

Barton Run basketball court area is open space

Ms. Bernardi would like to have additional open space

Ila Vassallo – sworn

5 Beauport Court

Of the KG 157 acres, how many will be changed

Ms. Furey-Bruder – just around the facility

This amendment would provide the allowable density for residential development served by a centralized wastewater system may be increased from the base density of .5 unit per acre to 3.0 per acre, through the use of Pinelands development credits
Would help with Pinelands preservation

Is consistent with surrounding area

Ms. Vassallo asked how many lots would there be

Ms. Furey-Bruder – This is just a policy recommendation

Chairperson Marrone – any development would go through the development process

Solicitor Platt – Ordinances would also go through process of review and approval

8:30 – Chairperson Marrone turned meeting over to Vice-Chair Parikh

Steve Sobocinski – sworn

3 Chateau Circle

Great presentation – due to the current situation – telecommunication (zoom) does not feel this is a good way for this review to be done

Feels the this is moving is the wrong direction and that the township needs more open space

Being that this is such a large undertaking that it should be put on the back burner

Council DiEnna responded by agreeing with Mr. Sobocinski on the form of the meeting (zoom)

Joanne Bradley – sworn

50 Landing Drive

Executive Director of Kings Grant Open Space

Thanked Ms. Furey-Bruder for the presentation

Hoping that the lake or waterways would not have public access

Ms. Furey-Bruder

Referred to the proposed zoning recommendations – require that any residential development that occurs along a lake or waterway shall provide recreational access to the waterway for non-motorized activities (such as canoeing and kayaking) if permitted by the owner of the lake or waterway

Lake is owned by the KG Homeowners Association

Hilary Trothman – sworn

135 Mill Road

Ms. Trothman read document and finds the language to be vague and feels this is not the intent of the Sub-Regional Plan
Recommends impervious coverage limitations
Concerned about the waste water capacity
Would like restoration of buffers along Barton Run
Ms. Furey-Burder
Impervious coverage is consistent with ordinances and Pinelands Requirements
Has consulted with Executive Director of MUA and there is capacity

Gail Alsobrook – sworn
102 Woodlake Drive
Referred back to Mr. Sobocinski's remarks and concerns and questioned if could be tabled for another meeting

Kimberly Serdyski – sworn
5 Woodlake Drive
30 year resident and encourages blocking increase in development

Ila Vassallo – previously sworn
In response to Chairperson Marrone's speculation on the number of units, would there be a large or minimal impact
Not know at this time

John Andrews – sworn
6 Georgian Court
Is this amendment up for a vote tonight and could it be tabled
Seems like a lot of work for a water system just for the Golf course club house

Solicitor Platt – this is an Amendment to the Master Plan, reviewed by the Planning Board and will the go to the Governing Body
Solicitor Platt asked if the draft was on record 10 days prior to this meeting
Ms. Furey-Bruder – affirmed – maps were for presentations only and will be prepared with the ordinances

Sandra Doyle – sworn
4 Lakeside Drive
Why is this a rushed processed
Mr. Furey-Bruder – this has been in discussion for some time

Janet Rolnick
259 Taunton Lake Road

Page 7
June 18, 2020

Why does this have to be done tonight
Why not send to Pinelands for review
Mr. Platt – a formal proposal must be sent to Pinelands, they will not review drafts

Matt Campbell
2 Coventry Circle West
Would like to understand the percentage of Marlton residents this would affect
Ms. Furey-Bruder – this could be a benefit to the Kings Grant residents
This has been in discussion since 2006

Motion to close the Public Portion – Levenson
Second – Cortland
All in favor

A motion to table action on the Master Plan and continue to the July 16, 2020 Planning Board meeting – Mayor Veasy
Second – Higginbotham
Ayes: Cortland, DiEnna, Friedman, Higginbotham, Mayor Veasy, Parikh
Nays: Levenson

Mayor Veasy asked that the Environmental Commission get this information for review and comments

Public Comment

Rosemary Bernadi
10 Halifax East
Would like to have questions/comments sent to the Planning Board in reference to meeting agendas to be considered without that person attending the Planning Board meeting

Next Meeting – July 2, 2020 - Reorganization

Meeting Adjourn: 9:05 P.M.

