

TOWNSHIP OF EVESHAM

Planning Board

Minutes

November 19, 2020

7:00 P.M.

Municipal Building

Via Video Teleconferencing

Call to Order

Meeting brought to order by Vice-Chair Parikh at 7:00 P.M.

Flag Salute

Statement of Conformance with Open Public Meetings Act

Vice- Chair Parikh 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: Friedman, Hansen, Higginbotham, Levenson, Natale, Mayor Veasy, Parikh
Cortland

Absent: Mehigan, Marrone

Staff: Norman, Arcari, Taylor, Snee, Kinney

Continuation of Scheduled Matters – None

New Business:

1. The Estate of Pearl Wade/Andrew Wade, Executor PB 20-09

Minor Subdivision/Agricultural Testamentary Property Division

720 Kettle Run Road, Block 94, Lot 1 (FA Zone)

Michael J. Ward, Attorney for Applicant

Andrew & Joyce Wade – sworn

Andrew Wade, Executor to his mother's will, who passed in 2008

Applicant is proposing to subdivide the 30.75 acre parcel into two lots

Proposed lot 1.01 contains a 2 story frame dwelling, a barn, a 1 story frame building and a 'cinder' structure and comprise 20.40 acres excluding Kettle Run Road right-a-way for Andrew Wade

Proposed lot 1.02 (which will be lot 1.03 per Tax Assessor' email dated 11-18-2020) is unimproved and will comprise 10.35 acres excluding Kettle Run Road right of way for brother – Carl Wade – property is presently farm and will continue to be farmed by Westerly

Mr. Andrew Wade is seeking to perfect the conditions set in the Will
No easement is needed
Septic and well sufficiently located
Did not require Pinelands approval – Letter of No Interest dated 11-5-2020
Stacey Arcari sitting in for Rakesh Darji, stated that because there is frontage an easement is not necessary
Mr. Ward put on record that they will conform with the code and perfect the will with subdivision deed to be given to Mr. Norman and Mr. Darji for review
Ms. Arcari said all items in the ERI letter dated 10-27-2020 have been addressed and there are no other issues

Board Comment – None

Public Comment – None

Motion to approve PB 20-09 Estate of Pearl Wade – Natale
Second – Higginbotham

Ayes: Friedman, Hansen, Higginbotham, Levenson, Natale, Mayor Veasy, Parikh

2. Williamsburg Village at Kings Grant **PB 20-21**

Courtesy Review

508 Monticello Court, Block 51.57, Lot 2 (RD-1 Zone)

Todd Mitchell – M&M Property Solutions, LLC – Homeowners Community Managers

Paul Leodori – Association Attorney

Evan Scott – President of the Homeowners Association

Mr. Mitchell and Mr. Scott – sworn

Williamsburg Village has been independent from the Kings Grant Management Association since 2017

A Courtesy review by the Planning Board is being requested to demolish the existing recreation building included in the original development approval in the early 1980's. Building was used as a racquetball facility and has become unusable and a health risk.

It is proposed that the property would be better utilized for passive recreation.

Mr. Scott has been working with Rutgers University and Pinelands Preservation Association.

Improvements would be environmentally and sustainable.

Councilperson Hansen asked what was meant by passive Rain Garden, greenery, solar benches to name a few.

Memo from CME, Planning Board Environmental Consultant, dated 11-19-2020 asked that a condition of approval should include that the applicant agree to retain a qualified environmental consultant to property address any heating oil tanks associated with the building in accordance with applicable regulations.
Applicant agreed

Public Comment – None

Board Comment – None

Motion to approve PB 20-21 Williamsburg Village at Kings Grant – Levenson
Second – Natale

Ayes: Friedman, Hansen, Higginbotham, Levenson, Natale, Mayor Veasy, Parikh

3. Resolution No. 326-2020

Resolution of the Township Council of the Township of Evesham Referring A Proposed Redevelopment Plan for Parcels Within the G-Boys Redevelopment Area to the Township of Evesham Planning Board and Directing the Planning Board To Take Certain actions Pursuant to N.J.S.A. 40A:12A-7(e)

Mr. Scott Taylor – Planning Board Planner reviewed

Referred to Redevelopment Plan – 2013/2014 which included this property

Plan did not include a Car Wash – (which is a conditional use in the zone)

Plan includes site design and setbacks

Rear of property will be developed with solar

Plan is consistent with Master Plan

Board Member Friedman asked about fencing abutting the residential area which included single family and apartments

Mr. Scott stated that the applicant will do all new fencing

Board asked that the fencing height be higher than permitted

To be considered at site plan

Board Member Levenson asked about the lighting

Mr. Scott stated that the applicant will comply with the required lighting set forth in the Plan

Vice Chair Parikh asked about the hours of operation

Mr. Scott stated that it would be addressed at site plan

Councilperson Hansen asked applicant consider sound reduction fencing

Mr. Scott – would be considered

Public Comment – None

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Board finds the Redevelopment Plan to be consistent with the Master Plan

Motion – Natale

Second – Levenson

Ayes: Friedman, Hansen, Higginbotham, Levenson, Natale, Mayor Veasy, Parikh

Minutes – September 3, 2020

Motion to approve – Natale

Second – Levenson

Ayes: Friedman, Hansen, Levenson, Natale, Mayor Veasy

Public Comment – None

Board Comment - None.

Next Meeting – December 3, 2020

Meeting Adjourned – 8:00 P.M.