

**TOWNSHIP OF EVESHAM**

**Planning Board**

**Minutes**

**7:00 P.M.**

**August 6, 2020**

**Municipal Building**

**Via Video Conferencing**

**Call to Order**

Meeting brought to order by Chairperson Marrone at 7:00 P.M.

**Flag Salute**

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

Board Secretary Muscella 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 conferencing

**Roll Call**

**Present:** Cortland, Friedman, Hansen, Higginbotham, Levenson, Marrone, Mehigan, Natale, Parikh, Mayor Veasy

**Staff:** Chris Norman, Scott Taylor, Leah Furey Bruder, Special Project Planner, Muscella, Kinney

**Minutes – July 2, 2020**

Motion to approve – Mayor Veasy

Second – Parikh

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

**Memorialization of Resolutions – None**

**Continuation of Scheduled Matters – None**

**New Business**

**1. Master Plan Amendment**

The proposed Master Plan amendment focuses on the zoning and Pinelands Management area classification within two distinct areas. One of the recommendations relates to certain developed properties in the Kings Grand and

Barton Run areas of the Township that are currently within the Pinelands Rural Development Management area. The Master Plan amendment recommends re-classification and re-zoning that will enable certain already developed properties in these areas to connect to public water and sewer systems and to enable continued use, adaptive re-use, and/or redevelopment of and investment in aging and underused properties within the specified area. The other recommendation relates to primarily undeveloped lots that are currently within the Pinelands Rural Development Management area, but that are recommended for reclassification and rezoning as Forest Area in order to affirm the importance of protecting the natural resources in the largely undisturbed area

Leah Furey Bruder – Special Project Planner - sworn

Ms. Bruder gave a presentation to the Planning Board on June 19, 2020 for the Amended Master Plan

Board tabled action on presentation for addition information

Ms. Bruder met with the Evesham Township Environmental Commission on July 13, 2020 to discuss the proposed Master Plan, at which time the Commission made comments and recommendation that are stated in their memo dated July 21, 2020

Ms. Bruder gave a presentation of the Evesham Township Pinelands Area Master Plan Amendment – taking into account the Environmental Commission’s memo, Map of Proposed Pinelands Management Area Changes and Map of Proposed Zoning Changes – see attached

### **Board Comment**

Mr. Levenson – who is responsible for the up keep of a property – Barton Run Swim Club

Owner is required to maintain, following the Township’s Property Maintenance Ordinance

Mayor Veasy asked Mr. Norman to explain to the public the process by which this amendment would follow

Master Plan is the blueprint in creating the ordinances and is adopted by Council  
Zoning has to be adopted by the Planning Board  
Pinelands to certify both and must be consistent with the Pinelands  
Comprehensive Management Plan

Ms. Bruder stated that once the Plan is sent to the Pinelands, they review and a public hearing will be scheduled

Mayor Veasey asked how this would affect the Link Club house work moving forward

Ms. Bruder that approximately 10 acres of the property in which the club house is located are to be reclassified, this would enable the existing clubhouse facility to connect to the existing sanitary sewer. Nothing can move forward until Pinelands approval is given

Mayor Veasey thanked the Environmental Commission for their time and work

Mayor Veasey asked what the impact would be to the Barton Run property

Ms. Bruder stated the property is sitting vacant

With this amendment only Single Family Homes could be built

Maximum number of homes - 9

Chairman Marrone stated property could only be open space if bought by Township

Councilwoman Hansen if Golf Course could be developed with Single Family Homes?

Yes – but there is no proposal

] **Public Comment**

Stanley Bookstaber – 75 Lakeside Drive – Sworn

Concerned about traffic

Barton Run Blvd has become extremely busy

Numerous complaints from other residents in the neighborhood

Would like to make a proposal that the Township purchase the Barton Run property and keep as open space

Melissa Fleming – 65 Lakeside Drive

In making the change to Regional Growth was this started just to help the Golf Club?

Ms. Bruder stated that the Zoning is consistent

This was proposed in 2006 with the Sub-Regional Natural Resource Protection Plan

Howard Bronstein – 2 Fairhill Court – sworn  
Mr. Bronstein gave a brief history of the area  
Swim Club is owned by Orleans and was originally under a Home Owners  
Association - Association was dissolved  
Ask with a proposal of 9 homes was clustering taken in to consideration  
Ms. Bruder – yes and buffering would also be a consideration

Doug Wallner – 14 Jarret Court – sworn  
Will only the Club House be Regional Growth  
Ms. Bruder – yes

Christopher Stover – 104 Foxwood – sworn  
Mr. Stover saw activity at the Barton Run Swim Club  
Objects to the proposal because of traffic and density of area  
Wants Township to take the property  
Asked if anyone has given a proposal  
Chairperson Marrone stated no proposal at this time

Patrick Doyle – 4 Lakeside Drive – sworn  
Asked how this will affect his taxes  
Stated that the swim club is not current on their taxes and the property was  
Reassessed in the last 2 years  
Stated that this will benefit Orleans not the homeowners  
Township is lacking open space  
Ms. Bruder – this should not affect your taxes

Sandra Doyle – 4 Lakeside Drive – sworn  
Swim club closed 3 years ago  
Should remain recreational  
Connect to the existing stream

Rosemary Bernardi – 10 Halifax Court – sworn  
Supports the KG Lings plan – great asset to the community  
Has an issue with the Barton Run swim club property  
While there are many steps in the process, it should be stopped now  
Missing the history of the parcel (PUD)

Ila Vassallo – 5 Beauport Court – sworn  
Environmental Commission  
Barton Run was not part of the Sub-Regional Plan

Plan states – the zoning changes will result in no change to development potential – would like to remain

Sharri Koonce – Lakeside Drive – sworn  
Agrees with all of the neighbors (Barton Run) this would be a big mistake  
We need more recreational areas in the town  
Adding more density would be horrible  
Take this out of the Master Plan

Mr. Bookstaber  
Has been in contact with Orleans numerous times to keep property clean

Public Comment – Closed

Motion to adopt Evesham Township Pinelands Area Master Plan Amendment made by  
Levenson  
Second – Hansen  
Ayes: Friedman, Hanson, Higginbotham, Levenson, Mayor Veasey, Mehigan, Natale, Parikh,  
Marrone

## **2. Ordinance 8-8-2020**

An Ordinance Creating Chapter 65 of the Township Code Establishing “Standards for Keeping Chickens on Residential Property” in the Township of Evesham and Amending Chapter 160 of the Township Code

This Ordinance has been referred to the Planning Board from Township Council Ordinance creating Chapter 65 of the Township Code establishing “Standards for Keeping Chickens on Residential Property and Amending Chapter 160 of the Township Code

Chapter 65 would address – Licensing

Chapter 160 would address Accessory Buildings

Mr. Scott Taylor – Planning Board Planner has worked with Mayor and Council  
Consistent with Master Plan

### **Public Comment**

Stanley Bookstaber

Could land be changed to Farm assessed

Mr. Norman – this ordinance only applies to properties under 60,000 sq. ft.

Rosemary Bernardi  
Is in favor of this ordinance  
Is anyone with existing conditions 'grandfathered in'  
Mr. Norman – If approved by Council, must meet ordinance

Chairperson Marrone – this Ordinance was referred to the Planning Board by Council

Mayor Veasey – discussions with public has be on going for this ordinance  
Addition discussion can be held at Council meeting

Sandy Tiezza  
Feels Board does not take into consideration public input  
Mr. Norman – Board considers public comments

Scott Taylor – opening this up to the public in not required and is done as a curtesy

Public Portion Closed

Motion to recommend Ordinance 8-8-2020 to Township Council made by Natale  
Second – Higginbotham  
Ayes: Friedman, Hansen, Higginbotham, Levenson, Mayor Veasey, Mehigan, Natale,  
Parikh, Marrone

#### Public Comment

Rosemary Bernardi  
Would like better access to Board Members  
Be better informed on what is going on

#### Board Comment

Board Member Levenson disappointed that changes were made to the Senior Housing  
project on Stow Road there were not included in the Planning Board approval

Board Member Natale stated that proper notices and done for all meetings

Mayor Veasey thanked the Environmental Commission for their work on review the  
Master Plan  
Mayor Veasey stated that she and Council's decisions are made with the consideration  
of public comment

**Next Meeting** – August 20, 2020

**Meeting Adjourned** – 8:40 P.M.

