

**TOWNSHIP OF EVESHAM**

**Planning Board**

**Minutes**

**7:00 P.M.**

**October 7, 2021**

**Municipal Building**

**Call to Order**

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

**Flag Salute**

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

Chairperson Natale 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

**Roll Call**

**Present:** Mayor Veasy, Costello, Higginbotham, Sullivan, Friedman, Natale

**Absent:** Councilman Freeman, Mehigan, Touri, Kavalkovich, Cortland

**Staff:** Gilson, Newton, Kinney

**Continuation of Scheduled Matters – None**

**New Business**

1. Master Plan consistency determination for the following:
  - 1) Ordinance of the Township of Evesham amending Chapter 160 Attachment 16 Table 16: C-3 Performance Regulations  
This is the downtown area of historic Marlton (Main St.)  
The Downtown Vision Plan (1/21/21) incorporates various recommendations concerning updates to the Land Use Development Ordinance, including but not limited to refining the floor area ratio (FAR) in the C-3 Zone District  
Proposing the Maximum Density or Floor Area Ratio (FAR) for Retail/Office be 0.25 (current 0.20)  
Board Attorney Gilson spoke with Kevin, Rijs, Director of Community Development – this is consistent with the Master Plan

**Board Comment**

Board Member Friedman asked the definition of Floor Area Ratio

Mr. Gilson – Floor area ration (FAR) is the ratio of a building's total floor area (gross floor area) to the size of the piece of land upon which it is built.

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Mayor Veasy – this is part of the Downtown Vision Plan  
Board Member Friedman – looking on the Township website – shows FAR for C-3 at 0.10  
Zane Clark, Director of Public Information, will make sure the web site is updated

Public Comment – None

Motion to approved Ordinance No. 31-10-2021 – Amending Chapter 160: C-3 Zone FAR -  
Costello

Second – Higginbotham

Ayes: Mayor Veasy, Costello, Higginbotham, Sullivan, Friedman, Natale

### **Minutes – 8-19-2021**

Motion to approve – Mayor Veasy

Second – Friedman

Ayes: Mayor Veasy, Costello, Higginbotham, Friedman

### **Resolutions**

Motion to approve – 2021-PB-15 Giglia/Lewis P21-02 - Higginbotham

Second – Friedman

Ayes: Mayor Veasy, Costello, Higginbotham, Friedman

### **Public Comment - None**

### **Board Comment**

Mayor Veasy thanked Members for being at the meeting and their service

### **Communication/Organization**

Board Secretary Newton made the announcement that the Housing Element and Fair Share Plan scheduled for public hearing has been changed from October 21, 2021 to November 18, 2021

### **2021 Master Plan Reexamination Report**

Jay Petrongolo, LLA, RLA, PP, Remington & Vernick Engineers, Inc. has been appointed to prepare the reexamination and gave the Board an overview of the plan to the Reexamination of the Master Plan.

Per 40:55D-89 a reexamination shall be completed at least once every ten years from the previous. Over the past years, as recent as 2020, Evesham’s Master Plan has included numerous amendments.

Mr. Petrongolo explained that the Planning Board’s recommendations can include objectives, policies and standards, Local redevelopment and Housing Law, appropriate location for the development of public electric vehicles infrastructure

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A date should be established for public hearing – the goal is to be ready for the December 16, 2021 Planning Board meeting

Mr. Petrongolo will also work with the Director of Community Development and the Zoning Officer

Mr. Petrongolo stated that a sub-committee could be formed to assist in the review. No more than 3 members of the board are eligible.

If any member is interested, they are to contact Board Secretary Newton

**Next Meeting – 10/21/2021**

**Meeting Adjourned – 7:40 p.m.**