

**TOWNSHIP OF EVESHAM**

**Planning Board**

**Minutes**

**7:00 P.M.**

**May 19, 2022**

**Municipal Building  
Conference Room A/B**

**Call to Order**

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

**Flag Salute**

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

Chairperson Friedman made that this meeting is being conducted in accordance with the New Jersey Open Public Meetings Act and all other applicable laws of the State of New Jersey. Notice of the conduct of this meeting has been posted in the Evesham Township Municipal Building and published in a newspaper of general circulation within the time required by law. All proceeding will be in accordance with the Open Public Meetings Act, the Municipal Land Use Law, and any other applicable laws of the State of New Jersey.

**Roll Call**

**Present:** Councilman Freeman, Mehigan, Sullivan, Kavalkovich, Costello, Friedman

**Absent:** Mayor Veasy, Higginbotham, Killion-Smith, Touri, Cortland

**Staff:** Cucchiaro, McCarthy, Taylor, Rijs, Kinney

**Continuation of Scheduled Matters - None**

**New Business**

**1. 231 & 255 Mill Road**

**P22-03**

Block 93, Lots 13.04 & 13.01 (FA Zone)

Veronica & Michael Smith – Sworn

Minor Subdivision – lot line adjustment

Property has been in family for four generations

Applicant proposes to subdivide the lots, Lot 13.01 will be reduced in area to 3.26 acres and Lot 13.04 will be increased in area to 6.13 acres

No development proposed

Applicant will file by deed

No Variances are required

Applicant agrees to show ROW on plan

Applicant testified that the road will stay in location shown on plans

As a condition of approval, applicant will work with Township Clerk's office to determine if road will be an easement or dedicated to the Township  
Applicant will contact Mr. Taylor's office for help with process  
Applicant will work with ERI to show location of monument markers  
Applicant agrees to recommendations and reports in ERI letter dated 5-11-2022 and Taylor letter dated 5-11-2022

## **2. Redevelopment Process Overview**

Mr. Taylor gave an overview of the process for 23 East Main Street, Block 4.06 Lot 3  
Step #1 – Township Council identified the 'Historic Marlton Village Area' as an Area in Need of Rehabilitation

Step #2 Redevelopment Plan Phase for the Rehabilitation Plan

Redeveloper prepares concept plans & architecture plans for the designated area

Township Council prepares the Redevelopment Plan for the area

Township Council introduces Redevelopment Plan by Ordinance

Planning Board reviews plan relative to consistency with the Master Plan

Township Council will conduct public hearing on Redevelopment Plan and adopts Plan by Ordinance

Township Council names special entity as designated Redeveloper

Township Council enter into Redevelopment Agreement with designated Redeveloper

Site Plan and or Subdivision Plan land development application will go to Planning Board and Historic Preservation Commission process

Mr. Taylor finds this in consistent with the Master Plan and enhances the Downtown area

Mr. Cucchario – each applicant is required to go to the HPC

Mr. Rijs – HPC provides recommendations

### Board Comment

Board Member Kavalkovich – questioned the Affordable Housing requirement

Mr. Taylor – this will generate affordable housing to be determined by Township Council

Chairperson Friedman – how does this plan relate to Number 3 item on the PB agenda

Mr. Taylor- Resolution No. 146-2022 provides for the procedure to be followed

Mr. Cucchairo – based on Mr. Taylors presentation does the Board find this to be consistent with the Master Plan

Planning Board – agrees

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**Public Comment**

Robert Malloy – sworn

Mr. Malloy concern is that the public does not understand the procedure starting with the Redevelopment/Rehabilitation Plan

Mr. Malloy support what Mr. Ballerini is proposing

Mr. Cucchairo – Planning Board get involved when site plan or subdivision applications are submitted. Notice to property owners within 200’ are required

Motion to recommend to Township Council adoption of Resolution 146-2022 – Kavalkovich  
Second – Costello

Ayes: Councilman Freeman, Mehigan, Sullivan, Kavalkovich, Costello, Friedman

Board Comment – None

Public Comment - None

Motion to approve P22-03 Smith – Sullivan

Second – Costello

Ayes: Councilman Freeman, Mehigan, Sullivan, Kavalkovich, Costello, Friedman

**Minutes – 4-21-2022**

Motion to approve – Councilman Freeman

Second – Sullivan

Ayes: Councilman Freeman, Sullivan, Costello, Friedman

**Resolutions**

Motion to approve 2022-PB-03 – P22-01 – RB Marlton Investors, LLC – Councilman Freeman

Second – Costello

Ayes: Councilman Freeman, Costello, Sullivan, Friedman

**Public Comment – None**

**Board Comment**

**Communication/Organization**

**Next Meeting – June 2, 2022**

**Meeting Adjourned – 7:50 p.m.**

