

TOWNSHIP OF EVESHAM

Planning Board

Minutes

7:00 P.M.

June 16, 2022

Municipal Building

Call to Order

Meeting called to order by Chairperson Friedman at 7:05 p.m.

Flag Salute

Statement of Conformance with Open Public Meetings Act

Chairperson Friedman made the statement 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 proceedings 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: Mayor Veasy, Higginbotham, Killion-Smith, Mehigan, Sullivan, Touri, Kavalkovich, Costello, Friedman

Absent: Councilman Freeman, Cortland

Staff: Karp, Rijs, Kinney

Continuation of Scheduled Matters - None

New Business

- 1. Public Hearing: Preliminary Investigation of an Area in Need of Redevelopment (Non-Condemnation) Block 24.21, Lot 3 Centre Boulevard dated May 20, 2022 Presented by John Barree, PP, AICP, LEED Green Associate, Heyer, Gruel & Associates**

John Barree, Special Project Planner, sworn, gave the presentation

The Evesham Township Council adopted Resolution 89-2022 on March 9, 2022 directing the Planning Board to conduct an investigation to determine whether the property located at 100-112 Centre Blvd., Block 24.21, Lot 3 qualifies as an 'area in need of redevelopment'

Report was prepared and proper notice was given

Mr. Barree talked about the conditions of property

Met with property owner and reviewed any and all records available for the property

Office complex was built in early 1980's
Main access is off of Centre Blvd.
There are 7 buildings, different sizes, starting to show their age, ADA challenged,
mostly 2 story elevations, no elevators, parking issues
Criteria for redevelopment area determination **B** and **D** were discussed
There is substantial evidence to support a recommendation that this area qualifies
as a non-condemnation area in need of redevelopment

Public Comment

Dr. Robert Marchinek – sworn

Dr. Marchinek has been at this location for 28 years

It is a great location, well maintained, has no issues

Would like to stay there

Has invested in his unit over the years

Ideal location for medical use

Property has worked well for him and would like his concerns taken into consideration by the Board

Dr. Jolly Ahlwalia – sworn

108 Centre Blvd., Suite G

Has been at his location for 12 years

Well maintained and parking is adequate

Any issues have always been handled

Board Comment

Vice-Chair Costello

How will redevelopment affect the current tenants?

Mr. Burree, this is an investigation only.

There will be no immediate changes

Property owner came to Township voluntarily

Board Member Touri

Was there a concerted effort that the tenants where notice

Mr. Burree, proper notice was given to property owner. Township did what was spelled out by law

Board Member Killion-Smith

Is the owner on board with this process?

Mr. Burree, yes

Board Member Sullivan

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Can a redevelopment plan lead to change in the zone?

Mr. Burree – is pre-mature to discuss the redevelopment plan. Until the property is designated the focus is what is in the report

Mr. Karp – these Doctors are tenants they have a lease. This is between the owner and the tenant

Board Member Killion-Smith –

Would this be negligent on the Board's part not to take this into consideration

Board Member Mehigan

What lead the Township to consider this property

Mr. Burree – this was included in the Master Plan Re-examination report. A resolution was done back in March, 2022

Mayor Veasy

The owners reached out to Township Council some time ago

Board Member Touri

How many tenants are there?

Mr. Burree – 28 tenants occupying as of 6/8 weeks ago

Public – Dr. Ahlwalia –

What 5 are 2 story suites – most of the second floor space (lofts) are not usable

Mr. Burree – 6 of 9 units have lofts and they cannot charge for that space

Board Member Mehigan

The redevelopment agreement is with the Township

Can funding come from outside, such as state and county

Mr. Burree – some programs could be

Motion to recommend to Township Council this property is an area in need of redevelopment –
Mehigan

Second – Killion-Smith

Ayes: Mayor Veasy, Higginbotham, Killion-Smith, Mehigan, Sullivan, Costello, Friedman

Abstain: Touri, Kavalkovich

- 2. Public Hearing: Preliminary Investigation of an Area in Need of Redevelopment (Non-Condemnation) Block 37.01, Lot 10; Block 37.01, Lot 11; Block 37.01, Lot 13; Block 37.01, Lot 14, Block 37.01, Lot 15; Block 37.01, Lot 16, Block 37.01, Lot 17.03;**

**Block 37.01 Lot 17.09; and Linden Ave. surrounded by Block 37.01 (Lot None)
dated May 20, 2022**

**Presented by John Barree, PP, AICP, LEED Green Associate, Heyer, Gruel &
Associates**

John Barree, Special Project Planner, sworn, gave presentation

The Evesham Township Council adopted Resolutions 106-2022 on March 9, 2022 directing the Planning Board to conduct an investigation to determine whether an area encompassing Blockj 37.01, Lots 10, 11, 13, 14, 15, 16, 17.09 and the Linden Ave. right-of-way qualifies as an 'area in need of redevelopment'

Report was prepared and proper notice was given

The area is located on the east side of Route 73 just north of the intersection of Braddock Mill Road

Area consists of eight vacant parcels

Area is vacant and undeveloped except for a gravel driveway that connects Route 73 and Linden Ave. – this is not a public Right-of-way

Three residential properties to the north use access off of Route 73

A bridge previously connected Linden Ave. to Braddock Mill Rd., but has not been accessible for over a decade

Criteria for redevelopment area determination **C** was discussed

This area was included in the Master Plan Re-examination Report

Board Comment

Mayor Veasy – how does this affect the residents

Mr. Burree – this could formalize and improve the access

Board Member Sullivan – is this a single owner

Mr. Burree – one owner

Board Member Killion-Smith – who maintains Linden Ave.

Mayor Veasy – the Township

Chairperson Friedman – could this be left as open space

Mr. Burree – Privately owned

Public Comment

James Burns, Attorney

1300 Route 73 – Suite 15

Mt. Laurel, NJ

Attorney for owner of property

Mr. Burns client is not opposed to this study

Has met with Mr. Burree

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If this study is recommended will come back to the board
Looking forward to working with the Township

Question was asked if Lot 18 was given any thought
Mr. Burree – only considered the scope of information given by Council

Mr. Burns– owner has acquired lots over time
Gravel road is used by residents/neighbors – owner has allowed the use since 2012 being a good neighbor
Looking forward to a solution for Linden Ave.

Board Member Killion-Smith – is this the only access
How many families live on Linden Ave.?
There are 4

Motion to recommend to Township Council this property is an area in need of redevelopment – Costello
Second – Killion-Smith
Ayes: Higginbotham, Killion-Smith, Sullivan, Touri, Kavalkovich, Costello, Friedman
Abstain: Mayor Veasy, Mehigan

Minutes – 6-2-2022

Motion to approve – Killion-Smith
Second – Touri
Ayes: Mayor Veasy, Killion-Smith, Sullivan, Touri, Costello, Friedman

Resolutions

2022-PB-04 – Veronica & Michael Smith P22-01 – Tabled
2022-PB-06 – Route 73 Property LLC P22-04 – Tabled

Motion to approve 2022-PB-05 Township Council Resolution No. 146-2022 - Sullivan
Second – Killion-Smith
Ayes: Mayor Veasy, Costello, Killion-Smith, Sullivan, Friedman

Public Comment – None

Board Comment - None

Communication/Organization - None

Next Meeting – July 7, 2022 (Reorganization)

Meeting Adjourned – 8:25 p.m.