

**TOWNSHIP OF EVESHAM**

**Planning Board**

**Minutes**

**July 21, 2022**

**7:00 P.M.**

**Municipal Building**

**Call to Order**

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

**Flag Salute**

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

Vice-Chair Costello 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, Councilman Freeman, Higginbotham, Killion-Smith, Everhart, Sullivan, Touri, Costello

**Absent:** Kavalkovich, Smith, Friedman

**Staff:** Cucchiaro, Taylor, Newton, Kinney

**Continuation of Scheduled Matters**

**901 Route 73 South (Galleria at Marlton)**

Mr. Cucchiaro announced that the first application listed under New Business on the agenda will be carried to the August 4, 2022 Planning Board meeting. Applicant is required to notice property owners within 200' in the adjoining Municipality. No further notice will be issued to those who have been noticed

**New Business**

**1. Master Plan Consistency Determination**

Resolution No. 234-2022 of Township Council – Referring a Proposed Amendment to the Olga's Diner and Vicinity Redevelopment Plan and Directing the Planning Board to Take Certain Actions Pursuant to N.J.S.A. 40A:12A-7(e)

Mr. Cucchiaro – this is an amendment to the Redevelopment Plan adopted by Township Council in 2016

Mr. Taylor – the area identified as Olga's Diner & Vicinity which includes the Lahn Reality building

This is in the EVCO/C-1 Zone

Only change to the Redevelopment Plan to include;

- 3A. Conditionally Permitted Uses - "Cannabis Retailer" as defined in Chapter 66, consistent with the Evesham Crossroads Overlay (EVCO) §160-68.1 as amended; and pursuant to the Conditional Uses standards As set forth in §161-1(C)(22) as amended

This is consistent and advances the Master Plan

Mr. Cucchiaro – this is a permitted use und the EVCO/C-1 Zone

Board Comment – None

Motion that this is consistent with the Master Plan – Touri

Second – Killion-Smith

Ayes: Mayor Veasy, Councilman Freeman, Higginbotham, Killion-Smith, Everhart, Sullivan, Touri, Costello

### **Minutes – July 7, 2022**

Motion to approve as corrected – Higginbotham

Second – Councilman Freeman

Ayes: Mayor Veasy, Councilman Freeman, Higginbotham, Everhart, Sullivan, Costello

### **Memorialization of Resolutions**

Motion to approve 2022-PB-06-Route 73 Property LLC – P22-04 – Killion-Smith

Second – Touri

Ayes: Mayor Veasy, Councilman Freeman, Killion-Smith, Sullivan, Touri, Costello

Motion to approve 2022-PB-07-Preliminary Investigation of an Area in Need of Redevelopment (Non-Condemnation), Block 24.21, Lot 3, Centre Blvd. – Sullivan

Second – Killion-Smith

Ayes: Higginbotham, Killion-Smith, Sullivan, Costello

Motion to approve 2022-PB-08-Preliminary Investigation of an Area in Need of Redevelopment (Non-Condemnation), Block 37.01, Lots 10, 11, 13, 14, 15, 16, 17.03, 17.09 and Linden Ave.

surrounded by Block 37.01 (Lot None) – Higginbotham

Second – Killion-Smith

Ayes: Higginbotham, Killion-Smith, Sullivan, Touri, Costello

**Public Comment - None**

**Board Comment – None**

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**Communication/Organization**

Mr. Taylor thanked the Board for his re-appointment as Board Planner

**Next Meeting – 8/4/2022**

**Meeting Adjourned – 7:18 p.m.**