

**TOWNSHIP OF EVESHAM**

**Planning Board**

**Minutes**

**May 4, 2023**

**7:00 P.M.**

**Municipal Building**

**Call to Order**

Meeting brought to order by Chairman Friedman at 7:05 p.m.

**Flag Salute**

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

Chairman 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.

**Present:** Bock, Everhart, Higginbotham, Killion-Smith, Sullivan, Kavalkovich, Costello, Friedman

**Absent:** Mayor Veasy, Deputy Mayor Freeman

**Staff:** Mueller, Arcari, Snee, Newton, Kinney

**Continuation of Scheduled Matters**

- |   |                      |
|---|----------------------|
| <p><b>1. 3 Lord Place</b><br/>Block 13.22, Lot 2 (MD/LD Zone)<br/>Church of St. Isaac Jogues<br/>Michael R. Butler, Attorney for Applicant<br/>Robert Stout, Engineer – sworn<br/>Exhibit A-1 – 2023 Aerial Map<br/>Applicant is seeking a Minor Subdivision<br/>Applicant proposes to subdivide the property into 2 parcels<br/>Proposed Lot 2.02 will consist of approximately 0.46 acre of land containing the existing residential building<br/>Proposed Lot 2.01 will consist of approximately 22.76 acres of land containing the existing church building<br/>Restoring lots to original position<br/>Lot 2.02 will be sold</p> | <p><b>P23-03</b></p> |
|---|----------------------|

Applicant agrees to recommendations and comments in the ERI letter dated 4-14-2023

Applicant addressed the CME letter dated 4-14-2023 – there are no environmental issues

Gas heat on property

Will supply any information to CME

Stacey Arcari – ERI – letter dated 4-14-2023

Has no issues

Applicant agrees to recommendations and comments

Ask that technical comments be addressed – applicant agrees

Eric Snee – CME – letter dated 4-14-2023

Applicant agrees to recommendations and comments

Applicant agrees to provide any records for property

Board Comment – None

Public Comment – None

Motion to approve P23-03 – St. Isaac Jogues-3 Lord Place – Higginbotham

Second – Killion-Smith

Ayes: Bock, Everhart, Higginbotham, Killion-Smith, Sullivan, Kavalkovich, Costello, Friedman

## **New Business**

### **1. Public Hearing**

Preliminary Investigation of an Area in Need of Redevelopment (Non-Condemnation)

545 Tomlinson Mill Rd., Block 48, Lots 19.01 & 33.02 and 540 Tomlinson Mill Rd., Block

50, Lots 18, 19, 20.01 prepared by Heyer Gruel & Associates dated April 14, 2023

Susan Gruel, Heyer, Gruel & Associates – Township Planner – sworn

This is the first Phase of the process

Township Council authorizes the Planning Board to undertake an investigation of the area

Study prepared by Heyer, Gruel & Associated dated April 14, 2023 and available to public for review

Ms. Gruel referred to the power point presentation and the process

Property is approximately 55 acres

Former Township Landfill

Closed by NJDEP and is being monitored

Page 3  
May 4, 2023

There are wetlands on the property  
Within the Black Run Water Shed  
The Study area satisfies all aspects of criterion “c” to be designated an area in need of redevelopment  
The property has been vacant for decades, is under public ownership and is unlikely to be developed  
Property is in a remote area

Eric Snee – CME  
Property has been closed since 1982  
Has been monitored by NJDEP for a long term  
There are wetlands on the property  
Property is located within the Pinelands

#### Board Comment

Board Member Kavalkovich - Is it too early to ask what can be developed on this property?  
Ms. Gruel – yes – this is a technical report

Public Comment – None

Motion to approve and recommend to Township Council to move forward with the Investigation – Killion-Smith  
Second – Higginbotham  
Ayes: Bock, Everhart, Higginbotham, Killion-Smith, Sullivan, Kavalkovich, Costello, Friedman

#### **Minutes – None**

#### **Memorialization of Resolution**

Motion to approve 2023-PB-05 – RB Marlton Investors – P23-02 – Killion-Smith  
Second – Higginbotham  
Ayes: Everhart, Higginbotham, Killion-Smith, Sullivan, Kavalkovich, Costello, Friedman

Motion to approve 2023-PB-06 – Ordinance No. 8-3-2023 – Stormwater Facilities & Stormwater Management Systems in Pinelands Areas – Killion-Smith  
Second – Higginbotham  
Ayes: Everhart, Higginbotham, Killion-Smith, Sullivan, Kavalkovich, Costello, Friedman

Motion to approve with amendment to Paragraph 2, page 2 – 2023-PB-07 – Ordinance No. 9-3-2023 – Amending Sign Regulations related to Cannabis businesses -Killion-Smith  
Second – Everhart  
Ayes: Everhart, Higginbotham, Killion-Smith, Sullivan, Kavalkovich, Costello, Friedman

Page 4  
May 4, 2023

Motion to approve 2023-PB-08 – Schifferdecker – P23-01 – Killion-Smith  
Second – Higginbotham

Ayes: Bock, Everhart, Higginbotham, Killion-Smith, Sullivan, Costello

Motion to approve 2023-PB-09 – Ordinance No. 7-3-2023 – Adopting an Amended  
Redevelopment Plan for certain properties known as the “Aristone Tract” – Sullivan  
Second – Higginbotham

Ayes: Everhart, Higginbotham, Killion-Smith, Sullivan, Kavalkovich, Costello, Friedman

**Public Comment - None**

**Board Comment - None**

**Communication/Organization - None**

**Next Meeting – 5-18-2023**

**Meeting Adjourn – 7:40 p.m.**