

**TOWNSHIP OF EVESHAM**

**Planning Board**

**Minutes**

**December 5, 2023**

**7:00 P.M.**

**Municipal Building**

**Call to Order**

Meeting brought to order by Chairperson Killion-Smith at 7:07 p.m.

**Flag Salute**

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

Chairperson Killion-Smith 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, Costello, Friedman, Higginbotham, Todd, Wyllner, McLaughlin, Mayor Veasy,  
Chair Killion-Smith

**Absent:** Everhart, Deputy Mayor Freeman

**Staff:** Karp, Taylor, Newton, Kinney

**Continuation of Scheduled Matters – None**

**New Business**

**1. 2023-2024 Evesham Township Community Energy Plan (CEP) Overview/Status Report**

Megan Stanley, PP, AICP, Township Planner, Heyer, Gruel & Associates - presenter

This is for informational purposes only

This is part of New Jersey's Energy Master Plan

Community Energy Plan Grants are being offered by the New Jersey Board of Public Utilities (NJBPU)

A Community Plan helps a community work toward a better environment for all residents by using the state's Energy Master Plan

Evesham Township is a recipient of the grant

The Community Energy Plan has been presented to the Evesham Environmental Commission, Evesham Township Council, Planning Board and a Community Outreach meeting was conducted.

Township Departments, Board of Education and the Township Engineer have also been involved

A public survey has been conducted

Preparation of the plan and distribution for review is scheduled for late December  
Adoption by Council could take place in January or February of 2024

## **2. 2023 Open Space and Recreation Plan Element – Public Hearing**

Jenizza Corbin, PP, AICP, Remington & Vernick Engineers, Inc. – presenter - sworn  
Ms. Corbin provided an update to the plan

This is the fourth meeting that has taken place

A Planning Board sub-committee was formed and met numerous times reviewing the plan and addressed mostly technical changes

Plan shows comments and recommendations by Board, public and Environmental Commission

Waiting on additional adopted proposals from the Pinelands Commission

Once adopted by Pinelands the plan should be revisited by the Planning Board

Referring to Map 10B – orange marked properties – will be added as recommended open space as per recommendation from the Environmental Commission

Discussion on the Block and Lot list – this is not a requirement by Green Acres

Block and lot listing presented a concern from the residential property owners on smaller lots

A revised block and lot list excludes parcels 5 acres or less

Approximate acreage of parcels will be included in the block and lot lists

Board discussion

Chair Killion-Smith recommends the Map 10B be included

Board Member Costello – asked the difference between Map 10 and 10b and where are the greenways

Ms. Corbin – 10b shows the parcels

Board Member Wyllner – how many acres

Ms. Corbin – not sure but there are 150-200 parcels

Board Member Wyllner – is there a reason the acreage is not shown

Ms. Corbin – exact acreage is difficult

Mayor Veasy – would like it shown even if approximate

Mr. Karp – can be listed in the Resolution of Approval

Board Member Wyllner – is there any ranking of these properties?

Mr. Karp - this is just an overview

Board Member Friedman – who made the decision to remove the properties under 5 acres?

Mayor Veasy – it was I who made the recommendation – this recommendation was made taking into consideration comments from the public

Board Member Wyllner – is there a list for potential buyers

Mr. Karp – this is like a zoning map – it just shows the locations

Board Member Costello – feels the properties under 5 acres should be listed

Chair Killion-Smith – they are still on the map

Board Member Friedman – asked if properties are listed in the existing OSRP

Chair Killion-Smith – we are not required to list block and lot – map shows the areas

Mayor Veasy – asked Ms. Corbin would these properties be able to be located on GIS

Ms. Corbin – GIS can be available on website

Board Member Friedman – how does this draft OSRP differ from the last June document?

Ms. Corbin – the November 14<sup>th</sup> document shows the updates

#### Public Comment

Douglas Wallner, 12 Jarrett Court - sworn

Referring to Section 6.2.4 – Croft Farm – mowing should be restricted

Referring to Section 6.1.5 – he would like to see the parcels less than 5 acres listed

Referring to Section 6.1.2 – recommends mapping of fire danger areas

Ms. Corbin – indicated that there is mapping in the County hazard mitigation plan

Ila Vassallo – 5 Beauport Court – sworn

Referring to Section 4.4 – this should include a goal that areas B & E be ensured recreation for underserved groups

Referring to Section 4.1 – list should include economic benefits

Referring to Section 4.2 – lists shows active only – add viewpoint regarding open space preservation

Referring to Section 4.2.5 – acquire land within tract

Referring to Section 4.7 – forecast for population only included active

Referring to Section 6.2.6 – ongoing development and enhancements should be considered for central community park

Referring to Section 6.4 – the Croft/Ballenger house should be identified for preservation

Asked are greenways to be shown on Map 10 or 10B

Ms. Corbin – greenways will be shown

Board – referring to Section to 4.1 – this will be included in the list

Sharri Koonce – 2 Lakeside Drive - sworn

Referring to Section 8.4, page 118, meeting minutes addressing the Barton Run Swim Club

Would also like to see the parcels less than 5 acres included

Mr. Karp – this (Barton Run Swim Club) is not in this plan

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Chair Killion-Smith – closed public section and asked Ms. Corbin if she had any response

Ms. Corbin – Many items raised were addressed in the revisions.

Mr. Karp – listed comments that were subject of discussion to be considered for resolution

Map 10B will show headwaters

Block and Lot for properties 5 acres and above to be listed

Referring to Section 6.2.4 – mowing will be done

Michelle Taylor – Taylor Design –sworn

Referring to Section 6.2.4 – recommends no mowing past March 15<sup>th</sup> through September; don't want to mow after green grass starts to grow

Board Member Friedman – would like to consider what the public has suggested

Chair Killion-Smith – all comments have been considered

Mayor Veasy – would like to move forward

Board Member Bock – concerned about the privacy of the property owners

How many parcels under 5 acres where removed

Ms. Corbin – approximately 100

Board was polled as to the list of parcel/properties under 5 acres to be included in the plan

Bock – keep list as is – listing parcel/properties over 5 acres and over

Friedman – would like all listed

Higginbotham – 5 acres and over

Todd – 5 acres and over

Willner – 5 acres and over

McLaughlin- 5 acres and over

Chair Killion-Smith – 5 acres and over

Mayor Veasy – 5 acres and over

Costello – would like all listed

Poll in favor of 5 acres and over - 7 to 2

Mr. Karp - a motion to approve the OSRP as part of the Master Plan can be considered with the following technical conditions:

The Final Map 10 will show the headwaters and greenways

The Plan will list all proposed open space properties of 5 acres or more, with a note that the proposed open spaces of 5 acres or less are not listed

The list of all proposed open spaces listed will show the acreage of the proposed open space

Paragraph 6.2.4 will be amended to add the mowing of the grass will be done from September through mid-March

The paragraphs present at the meeting about the economic value will be added to the plan

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Motion to approve the Open Space Recreation Plan to be part of the Master Plan –

Higginbotham

Second – Wyllner

Ayes: Bock, Costello, Friedman, Higginbotham, Todd, Wyllner, McLaughlin, Mayor Veasy, Killion-Smith

### **Minutes**

Motion to approve 11-2-2023 minutes – McLaughlin

Second – Todd

Ayes: Bock, Friedman, Higginbotham, Todd, Wyllner, McLaughlin, Killion-Smith

### **Memorialization of Resolution**

Motion to approve 2023-PB-16 – 200 Route 73 N. – Route 73 Property LLC – as corrected – Friedman

Second – Higginbotham

Ayes: Friedman, Higginbotham, Todd, Wyllner, Mayor Veasy, Killion-Smith

Motion to approve 2023-PB-18 – 260 Elmwood Road Section 31 Capital Review – Higginbotham

Second – Todd

Ayes: Bock, Costello, Friedman, Higginbotham, Todd, Mayor Veasy, Killion-Smith

Motion to approve 2023-PB-19 – 301 East Main Street Section 31 Capital Review –

Higginbotham

Second – Todd

Ayes: Bock, Costello, Friedman, Higginbotham, Todd, Mayor Veasy, Killion-Smith

### **Public Comment**

#### **Board Comment –**

Mayor Veasy – thanked everyone for the work that went into this plan. Appreciates the efforts of Ms. Corbin , Ms. Taylor and the Environmental Commission

Chair Killion-Smith – this was a long process and successful process and thanked everyone

### **Communication/Organization**

Board Secretary Newton – next scheduled meeting is December 21, 2023 but at this time it looks like it will be cancelled

**Next Meeting – 12-21-2023**

**Meeting Adjourn – 8:40 p.m.**