Township of Evesham "Respecting Diversity, Preserving Dignity"
Mayor Jaclyn Veasy - Councilwoman Heather Cooper - Councilman Joseph Fisicaro - Councilwoman Krystal Hunter - Councilman Christian Smith
984 Tuckerton Road • Marlton • NJ 08053 • 856-983-2900 • www.evesham-nj.org

Planning Board

Agenda
November 19, 2026
7:00 P.M.

Time limitations: *In accordance with the Board rules of procedure, the Board shall be under no obligation to consider new matters after 10:00 pm, and it will take no new testimony beyond 11:00 pm. These time limits may be extended in the discretion of the Board Chair upon request and for good cause shown.*

I. Call to order

II. Flag salute

III. Statement of conformance with Open Public Meetings Act

IV. Roll call

Lisa Killion-Smith, Chair	Patricia Everhart, Vice Chair
Jaclyn Veasy, Mayor	Dr. Krystal Hunter, Councilwoman
Vacant, BOE Member	Craig Higginbotham, Envir. Commission Member
Gene Friedman, Member	Sean McLaughlin, Member
Tom Wyllner, Member	Stephen Kavalkovich, Alt. #1
Joseph Semet, Alt. #2	

V. Continuation of scheduled matters

1. **<u>100 Lakeside Drive</u>:** Block 44.30 Lots 16 **P25-09**
   Orleans Investment Land Association McQuiln
   Zone: RG-2BR (Regional Growth 1 Barton Run)
   Present Use: Vacated swim club Proposed Use: Single Family Residential
   Attorney: Peter Flannery, Esq.
   <u>Application</u>: Request for preliminary and final major subdivision for six proposed new dwellings.
   <u>Carried to January 21, 2027 Planning Board Meeting with new notice required.</u>

2. **<u>570 Elmwood Road North</u>:** Block 15 Lots 11.11 **P25-10**
   Ernane B. Almeida / Sienna Estates
   Zone: LD (Low density)
   Present Use: Residential Proposed Use: Residential
   Attorney: Matthew R. McCrink, Esq.
   <u>Application</u>: Request for minor subdivision, minor site plan, and bulk variances to create three new lots and two proposed dwellings.
   <u>Carried to January 7, 2027 Planning Board Meeting with new notice required.</u>

3. **<u>99 East Main Street</u>:** Block 26 Lots 6 **P26-05**
   Wiley Mission Inc.
   Zone: (MD) Medium Density
   Present Use: Independent living Proposed Use: Independent living
   Attorney: Robert S. Baranowski, Esq.

Application: Request for amended site plan approval to update certain existing single bedroom independent living units to two-bedroom units on Honeysuckle Cort and Lilac Court.
Carried from August 20, 2026 and October 15, 2026 Planning Board Meeting with no new notice required.

VI. New Business

1. **Master Plan Consistency Determination:** Ordinance No. 38-12-2026: Ordinance of the Township of Evesham Amending Chapter 160 Entitled Zoning, Including §160-17 Buffer and Screen Standards, §160-19 Cluster/Conservation Design Subdivision Development, §160-33.1 Right To Farm; Permitted Use In Designated Zones, §160-36 Substandard Lots In Pinelands District, §160-38 Transfers of Density, §160-42 Municipal Facilities and Uses, §160-52 Critical Areas and Easements; Deductions, §160-53 Designation of Districts, §160-55 Forest Agriculture (FA), Pinelands Area, and §160-56 Forest Woodland (FW), Pinelands Area, and Adding §160-55.1 Forest Agriculture 1/25 (FA-25), Pinelands Area and Attachment 2ATable 2A: FA-25 Performance Regulations; and Further Zone Changes From Rural Development-1(RD-1) District To Forest Agriculture 1/25 (FA-25) and Rural Development 3 (RD-3) District to Forest Agriculture 1/25 (FA-25) Per Evesham Township Master Plan Reexamination Report and Land Use Amendment Dated February 28, 2026, Public Hearing February 19, 2026

2. **Master Plan Consistency Determination:** Ordinance No. 39-12-2026: An Ordinance of the Township of Evesham Consistent With the Recommendations of the 2026 Master Plan Reexamination Report Amending Chapter 160 Attachment 25 "Zoning Map" to Rezone Various Properties

VII. Minutes from previous meeting: October 1, 2026

VIII. Memorialization of Resolutions
2026-PB-22: Universal Synergetics, Inc. dba T.H.E.M., 5 Stow Rd (Block 36 Lot 4.11) P26-14

IX. Public Comment (Limited to 5 minutes per speaker)

X. Board Comment

XI. Communication/Organization
Board Secretary – Transmission of the Zoning Board of Adjustment Annual Report for 2025-2026 adopted at October 19, 2026 Zoning Board of Adjustment Meeting

XII. Adjourn

If you cannot attend the meeting, please contact the Board Secretary newtonj@evesham-nj.gov

Upcoming Meetings in 2026:
12/3 12/17
Upcoming Meetings in 2027:
1/7 1/21 2/4 2/18 3/4 3/18 4/1 4/15 5/6 6/3 6/24* 7/15 (reorg)
**irregular meeting date*