

**TOWNSHIP OF EVESHAM
ZONING BOARD OF ADJUSTMENT**

Minutes

June 19, 2023

7:00 P.M.

Municipal Building

Call to Order

Meeting brought to order by Chairman Carragher at 7:03 p.m.

Flag Salute

Statement of Conformance with Open Public Meetings Act

Chairman Carragher made the Statement of Conformance with the Open Public Meetings Act and the Municipal Land Use Legislation and in accordance with the April 2, 2020 recommendations of the New Jersey Department of Community Affairs in hosting the Planning Board meeting

Roll Call

Present: Grantner, Masson, Smith, Thompson, Repsher, Thomas, Carragher

Absent: Willmott, Ganju, Graterol, Lynn

Staff: Darji, Wieliczko, Newton, Kinney

Executive Session/Closed Session 7:06 p.m.

Motion to go into Executive Session to discuss matters in accordance with N.J.S.A. 10-4-12 – (Pending Litigation – Marlton UE v Evesham Zoning Board) – Repsher

Second – Thomas

All in Favor

Motion to come out of Executive Session – 7:27 p.m.

All in Favor

Mr. Wieliczko asked that Board business, minutes and resolutions be addressed at this time

Minutes – 5-15-2023

Motion to approve – Masson

Second – Repsher

Ayes: Masson, Smith, Thompson, Repsher, Thomas, Carragher

Resolutions

Motion to approve 2023-ZB-10 – 571 Elmwood Road, LLC – Z22-31 as denied - Masson

Second – Repsher

Ayes: Masson, Thompson, Repsher, Thomas, Carragher

Motion to approve 2023-ZB-11- Fitzpatrick – Z23-06 - Smith
Second – Masson

Ayes: Masson, Smith, Thompson, Repsher, Thomas, Carragher

Motion to approve 2023-ZB-12 – WA outdoor Advertising, LLC -Z22-33 as denied - Masson
Second – Smith

Ayes: Masson, Smith, Thompson

Motion to approve 2023-ZB-13 – Bacuilima – Z23-07 – Masson
Second – Repsher

Ayes: Masson, Smith, Thompson, Repsher, Thomas, Carragher

Continuation of Scheduled Matters

1. 119 Walnut Avenue

Z23-08

Block 81.01, Lot 13 (RD-1 Zone)

Sandra Lee Young & Ken Volpe - sworn

Rakesh Darji – sworn

Applicant is proposing a 1,200 sq. ft. detached garage within a front yard setback 5' where 15' is required

Property is located along Walnut Ave. to the east and paper street (Holly Rd.) to the west

Exhibit A-1 – Plan of Survey

Exhibit A-2 – Grading Plan

Nothing behind property

Best location for garage due to location of septic system, mature trees

Impervious coverage well under limit

Waiver request for second drive way

Applicant agrees to submit revised plan to show second drive way

Garage to be used for storage – applicant agrees to store no more than 3 vehicles, lawn equipment, motorcycle – no utilizes – i.e.– water, electricity – will not be used for residence

There will be no walkway or path

No adverse drainage – applicant agrees to correct is necessary at his expense

No trees to be removed – wants to keep holly tree

No visual impact to neighbors

Rakesh Darji – ERI – letter dated 6-15-2023

Applicant agrees to recommendations and comments

No detriment and is aesthetically beneficial

Would like applicant to clean up plans

Applicant would like to keep natural – recommends gravel
Holly Road is not vacated

Board Comment

Board Member Repsher – how high is the garage
Mr. Volpe – 14’8”

Public Comment – None

Mr. Wieliczko – summarized

Applicant is seeking bulk variance to a 1,200 sq. ft. pole barn front yard setback of 5’ from Holly Road (paper street) – this is a reverse property
2 access points to be separate by at least 65’
Applicant agrees to recommendation and comments in ERI letter date 6-15-2023
Applicant agrees to submit revised grading plan
Applicant agrees – no impact on drainage, no residence use in pole barn
Applicant agrees to be advised that paper street is not vacated

Motion to approve Z23-08 – Volpe/Young – Repsher
Second – Thompson

Ayes: Grantner, Masson, Smith, Thompson, Repsher, Thomas, Carragher

New Business

1. 12 Austin Road

Z23-10

Block 13.66, Lot 1 (MD Zone)

Chris & Sina Conniceli – sworn

Chris Volk, Buds Pool – sworn

Rakesh Darji – sworn

Applicant is proposed an in-ground pool with paver decking a side yard setback of 10’7” where 15’ is required and rear yard due to decking 13’2” where 15’ is required

Exhibit A-1 – Avila Engineering Plan

Exhibit A-2 – 2 photos of property

Best location of pool due to corner property

No adverse drainage to property or neighbor’s property

Mr. Volk – proposed wall is decreative

Mr. Volk – drainage ponding in front on Austin Rd. – project designed to keep existing drainage

Applicant agrees to additional pipe parallel to Lot 12 and a 2nd yard inlet closer to Olympic Dr.

Applicant agrees to additional pipe along the property line with Lot 2 to provide a discharge point beyond the fence, close to Austin Rd.
Applicant agrees to and silt fencing along property line and no excavation within 5' of property line
Soil from excavation will be stored off site
Existing shed on plans will be removed

Rakesh Darji – ERI – letter dated 6-13-2023
Applicant agrees to recommendations and comments
Request more information on proposed wall
Unique shape of site- corner property
Mr. Volk – will provide wall dimensions and topographical information

Board Comment – None

Public Comment

Corine & Stephen Halabura – 13 Olympia Dr.

Mrs. Halabura gave the background of how and why of the location of the house

Mr. Halabura concerned about drainage, asked is grading will be changed. Would like to go on record that people have had water problems and will drainage be taken care of properly

Mr. Darji – has asked applicant to install additional piping for drainage down property line to Olympia Dr.

Mr. Volk – will match the existing elevation, no excavation will be done within 5' of property, design will include another pipe north to Austin Rd.

Mr. Wieliczko – summarized

Applicant is seeking bulk variance for an inground pool and patio decking

Side yard (east) 10'7"

Rear yard (south) 13'2'

Applicant agrees to recommendations and comments in ERI letter dated 6-13-2023

Applicant agrees to submit amended plans showing drainage/piping

No adverse effect to neighbor's property – if accords will be corrected at applicant's expense

No excavation with 5' of property line – silt fencing will be installed

Excavated soil will be stored off site

Applicant will submit as-built

Motion to approve Z23-10 – Conniceli – Grantner

Second – Thompson

Ayes: Grantner, Masson, Smith, Thompson, Repsher, Thomas, Carragher

2. 115 Evesboro Medford Rd.

Z23-11

Block 9, Lot 5 (C-2 Zone)

Congregation Beth Tikvah

Kelsey Eaton – License Electrician - sworn

Paul Fau – Building Chair for Beth Tikvah - sworn

Rakesh Darji – sworn

Applicant is requesting amended site plan with site plan waivers for additional light fixtures in an existing parking lot

Exhibit A-1 – Lighting Solutions, Inc. – lighting calculations

Exhibit A-2 – Lighting Pole Descriptions

Exhibit A-3 – Board #1 - 5 photos showing day time conditions

Exhibit A-4 - Board #2 – 5 photos showing day time conditions

Exhibit A-5 – Board #3 – 10 photos showing night time conditions

Applicant is proposing 6 new light fixtures and replacing 2 new poles

Mr. Fau, Building Chair for Beth Tikvah – received a federal funding grant for more lighting for security

Vulnerability assessment was done and stated that additional lighting is recommended

Ms. Eaton explained location of proposed and existing lighting poles

House shield will be installed and concrete board to protect from vehicles

No landscaping to be removed

Applicant will mark out utilities

Rakesh Darji – ERI – 6-12-2023

Applicant agrees to recommendations and comments

Applicant agrees to install outside shields

Board Comment – None

Public Comment – None

Mr. Wieliczko – summarized

Applicant is seeking amended site plan and site plan waiver

Installation of 6 new light poles and replace 2 light poles

Applicant agrees to all recommendations and comments in ERI letter dated 6-12-2023

Motion to approve Z23-11 – Congregation Beth Tikvah – Masson

Second – Thomas

Ayes: Grantner, Masson, Smith, Thompson, Repsher, Thomas, Carragher

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Public Comment - None

Board Comment - None

Communication/Organization

Board Secretary Newton – next meeting July 17, 2023 – Reorganization
Mr. Wieliczko – if you are not available for meetings, please contact Ms. Newton

Next Meeting – July 17, 2023

Meeting Adjourned – 8:45 p.m.