

**TOWNSHIP OF EVESHAM  
ZONING BOARD OF ADJUSTMENT**

**Minutes**

**February 26, 2024**

**7:00 P.M.**

**Municipal Building**

**Call to Order**

Meeting brought to order by Chair Thomas at 7:10 p.m.

**Flag Salute**

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

Chair Thomas 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, Willmott, Ganju, Lynn, Carragher, Thomas

**Absent:** Smith, Thompson, Graterol, Humphrey

**Staff:** Wieliczko, Darii, Newton, Kinney

**Continuation of Scheduled Matters – None**

**New Business**

- 1. 24 Parkdale Place** **Z24-02**  
Block 13.66, Lot 7 (MD Zone)  
Ross and Patricia Johnson – sworn  
Rakesh Darji – sworn  
Applicant is requesting bulk variances to construct an in-ground pool with pool equipment and approximately 1,200 sq. ft. of concrete decking a patio in the rear yard  
Side yard setback – west – 8’ where 15’ is required  
Side yard setback – north -7.1’ where 15’ is required  
Exhibit A-1 – Survey and Pool Grading Plan  
Exhibit A-2 - 4-page exhibit of fencing detail  
Corner property with unique shape  
The requested variance is the minimum variance necessary  
Niagara Pools is the construction company  
No removal of landscaping - some may be added in the future (arborvitaes along property line)  
Mr. Johnson – drainage flows to property line and out to street

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No negative drainage to neighbors – if so will correct at owner's expense  
Applicant agrees to satisfy all recommendations and conditions set forth in  
ERI letters

Rakesh Darji – ERI – letters dated 2/9/2024 & 2/22/2024  
Applicant has revised plans to address comments and recommendations

Board Comment – None

Public Comment – None

Mr. Wieliczko – summarized

Applicant is seeking bulk variances for an in-ground pool

Side yard (north) setback 7.1' where 15' is required

Side yard (west) setback 8' where 15' is required

Applicant agrees to conditions and recommendation is ERI letter dated 2/9/2024 and  
2/22/2024

No adverse drainage – if so will correct at owner's expense

Pool to be constructed as proposed

Motion to approve Z24-02 – 24 Parkdale Place – Carragher

Second – Masson

Ayes: Grantner, Masson, Willmott, Ganju, Lynn, Carragher, Thomas

#### **Minutes 1-22-2024**

Motion to approve – Grantner

Second – Masson

Ayes: Grantner, Masson, Willmott, Ganju, Carragher, Thomas

#### **Resolutions:**

Motion to approve 2024-ZB-01: Bertino, FHG, Inc. – Z23-14 – Masson

Second – Thomas

Ayes: Grantner, Masson, Willmott, Carragher, Thomas

**Board Comment** - None

**Public Comment** - None

**Communications/Organization** - Next meeting – March 18, 2024

**Meeting Adjourned – 7:30 p.m.**