

**TOWNSHIP OF EVESHAM
ZONING BOARD OF ADJUSTMENT
MINUTES**

June 16, 2014

7:00 PM

Municipal Bldg.

Call to Order

Chairperson Williamson called the meeting to order at 7:03 PM.

Flag Salute

Statement of Conformance

Chairperson Williamson made the statement of conformance with the Open Public Meetings and the Municipal Land Use Legislation.

Roll Call

Present: Alperin, Fitzgerald, Bernstein, Rodgers, Lowden, Laspe, Williamson
Also Present: Matthew Wieliczko Solicitor, Nancy Jamanow Director of Community Development, Regina Kinney Secretary, Terri Bracchi Recording Secretary
Absent: Parikh, Hoffman

Approval of Minutes

A motion was made by Alperin and seconded by Laspe to approve the minutes of the May 5, 2014 meeting.

Ayes: Alperin, Lowden, Laspe, Williamson

Unfinished/New Business

Raymond McAvaddy ZB 14-09

52 Oak Ave. Block 26.10, Lot 2 (MD Zone District)

Applicant proposes to keep a 13' x 5' chicken coop in the back corner of the property. The chicken coop will be located 5' from the side and rear property line.

Mr. McAvaddy, sworn in. The chicken coop is already there and is 5' off the property line. 6 chickens were delivered in April. Looked at the ordinance for agricultural use. Should have 6 acres; property is only ¼ acre. Chickens are not free roaming. Was notified by Township after the coop had arrived a permit was needed.

Exhibit ZB1 – Letter from Mrs. Jamanow

Exhibit A1 – response from applicant.

Mr. McAvaddy – this is not a detriment to the township, hens do not make noise or Smell. Feels this is great for the neighborhood.

Nancy Jamanow, Director of Community Development, sworn in. Reviewed her report of June 11, 2014.

1. Agriculture is a permitted use in the MD zoning district on a lot of 6 acres or more. This lot in question is 10,400'.
2. The application only indicates that a chicken coop is proposed. Information needs to be supplied regarding number and type of animals.
3. Shelter provisions for animals needs to be addressed.
4. Will animals be allowed to roam
5. How the waste from the animals is managed.
6. Noise generated from the animals.
7. Applicant should address the adequacy of the fencing on the property and drainage of the property.
8. Any new structures on property since date of survey.

Zoning ordinance did not anticipate farm animals being houses on residential lots which are only 0.25 acre. Allowing chickens is not recommended.

Public Portion

Joe Bargiovanni 21 Florence Ave., sworn in.
Reviewed the Ordinance. Chickens are silent.

Erin Dolan 46 Oak Ave., sworn in.
Live 2 doors down and supports the application.

Maureen Tomm Logan, sworn in. 48 Oak Ave.
Reduces carbon footprint, education, makes less noise.

Chris Campbell 19 Florence Ave., sworn in.
Supports the application.

Richard Murphy 50 Oak Ave, sworn in.
No detriment supports application.

Fran Widmer 727 Barton Run Blvd.
Supports the application.

Public Portion closed.

Mr. McAvaddy – will not be selling eggs. 6 are the maximum number of chickens will have. Chickens are social animals and very docile. Waste is collected daily inside the coop and put in a covered container. Outside waste is collected 2 or 3 times a week.

Mrs. Jamanow – coop was placed without a zoning permit. Should be place 5' from side yard and 12 ½ 'from rear yard.

Any approval runs with the land in perpetuity.

Bernstein made a motion to approve the application with the following conditions:
Coop is for hens only, no sale of eggs or chickens, maximum of 6 hens, cannot run freely in the yard, waste taken care of daily and 2 to 3 a week for the run, coop remains at 13 x 5, disclosure of variance at sale of property, no waste to exceed a quart, seconded Lowden.

Recorded Votes

Ayes: Bernstein, Hoffman, Rodgers, Lowden, Alperin, Fitzgerald, Williamson
Naes: Laspe
Abst: None
Motion approved 7-1-0

Resolutions

ZB 14-03 Cello Partnership

Lowden motion to approve, seconded Williamson

Ayes: Lowden, Alperin, Williamson, Laspe

ZB 14-07 Rothman Institute – Sign

Lowden motion to approve, seconded Alperin

Ayes: Lowden, Alperin, Laspe, Williamson

ZB 14-08 Somer

Laspe motion to approve, seconded Lowden

Ayes: Lowden, Alperin, Laspe, Williamson

Next meeting will be July 21st and will be Reorganization.

Adjournment

Approved by Board

Regina Kinney, Secretary

Terri Bracchi, Recording Secretary