TOWNSHIP OF EVESHAM ZONING BOARD OF ADJUSTMENT MINUTES

17 November 2014

7:00 PM

Municipal Bldg.

Call to Order

Chairperson Williamson called the meeting to order at 7:02 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: Bernstein, Rodgers, McGoey, Parikh, Hughes, Laspe, Lowden, Alperin, Fitzgerald, Williamson Also Present: Matthew Wieliczko Solicitor, Chris Rehmann Engineer, Regina Kinney Secretary, Terri Bracchi Recording Secretary Absent: Eckle

Approval of Minutes

A motion was made by Parikh and seconded by Rodgers to approve the minutes of the October 20, 2014 meeting.

Bernstein, Rodgers, McGoey, Parikh, Laspe, Hughes, Lowden, Williamson Ayes:

Continuation of Scheduled Matters

ZB 14-05 Marlton QSR Donuts, Inc. 12-15-14

Unfinished/New Business

Robert & Diane Horner ZB 14-20

106 Pheasant Ct. Block 11.01, Lot 14 (MD Zone District)

Applicant is proposing a 14' x 28' in-ground pool and seeking side yard setback of 12' where 15' is required, rear yard setback of 5' where 15' is required and side vard of 5' where 15' is required for pool equipment.

Robert & Diane Horner, applicant and Bernie McNamee, Budd's Pool, sworn in.

Mr. McNamee – infiltration trenches will be dug to allow drainage.

Exhibit A1 – Pool grading plan dated 9/1/14 and revised 10/14.

Exhibit $A2 - \frac{9}{9}{14} - \frac{10}{14}$ revision plan.

Allow for infiltration, setback pool equipment, there is a pre-existing paver walkway.

Property on the west side has a pool and an encroachment in the 15' yard setback for pool equipment.

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Exhibit A3 – Google Map

Mr. Horner had ponding by his shed. Agreed to the infiltration trenches; they will be 3' wide and 3' deep. A 6' fence will enclose the back yard.

Chris Rehmann – side of house will be best for the equipment. Applicant complies on east side of 20' 6"; the west side is 12'. In the rear is a pre-existing patio and paver walkway.

Exhibit A4 – notes on marked-up draft survey plan.

Mr. McNamee – width of brick paver patio is 16' x 20' and proposed pool is 14' x 35'. Will provide Mr. Rehmann with an as-built survey. There is a planter bed in back of house with stone and a pre-existing walkway.

Public Portion

Cheryl Cerdan 112 Maureen Court and Juan Cerdan sworn in.

Owners in rear have a fence in the rear and a drainage problem.

Chris Rehmann, Engineer

Applicant can use a cartridge filter system and backwash will not be necessary; also could have drainage calculations done to show the volume of water.

Applicant agreed to the drainage calculations.

Chris Rehmann water will go into the trenches.

Public Portion closed.

Matt Wieliczko Solicitor

This application is for a "C"1 Hardship Variance. Side yard westerly applicant is asking for 12' where 15' is required, rear yard asking for 5' where 15' is required and 5' for pool equipment where 15' is required.

Applicant has agreed to fence the enclosing rear yard; all excess material disposed of properly, applicant will use a cartridge filter not backwashing; there will be 2 infiltration trenches; as-built survey; provide drainage calculations to engineer to determine if it is acceptable.

Bernstein made to motion to approve the application with all conditions agreed to by the application, seconded Rodgers.

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Recorded Votes

Ayes:Bernstein, Lowden, McGoey, Rodgers, Alperin, Parikh, WilliamsonNaes:NoneAbst:NoneMotion approved 7-0-0

Resolutions

ZB 14-14 Marlton Green Development Parikh motion to approve, seconded Rodgers Ayes: Bernstein, Lowden, McGoey, Parikh, Rodgers, Laspe, Williamson

ZB 14-18 MUA

Rodgers motion to approve, seconded Bernstein Ayes: Bernstein, Lowden, McGoey, Parikh, Rodgers, Laspe, Williamson

Next meeting will be held on December 15, 2014.

Adjournment 8:07

Approved by Board

Regina Kinney, Secretary

Terri Bracchi, Recording Secretary