

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

**February 24, 2014**

**7:00 PM**

**Municipal Bldg.**

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**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: Alperin, Parikh, Bernstein, Hoffman Laverghetta, Rogers, Fitzgerald, Williamson

Also Present: Matthew Wieliczko Solicitor, Nancy Jamanow Director of Community Development, Regina Kinney Secretary, Terri Bracchi Recording Secretary

Absent: Saper

**Approval of Minutes**

A motion was made by Parikh and seconded by Rogers to approve the minutes of the January 27, 2014 meeting.

Ayes: Alperin, Bernstein, Parikh, Hoffman, Rogers, Fitzgerald, Williamson

**Unfinished/New Business**

**Evesham Celebrations Foundation                      ZB 14-02**

Main Street – Authorization pursuant to Chapter 160-11

Public events being held on Main St. for 2014

Sandy Student, sworn in. Township will be having 3 events on Main Street. They are:

Taste of Evesham May 18

Independence Day July 4

Harvest Festival October 4

Volunteers run the events and work with the police and fire department.

Main Street will be closed for the Taste of Evesham from 8 to 6 from Maple to Locust. Main Street will be closed from 7 AM to 3:30 PM from Rt. 73 to Evans Road for the 4<sup>th</sup> of July.

Main Street will be closed from 8 to 6 for the Harvest Festival from Maple to Plymouth Dr.

Winterfest is the weekend of December 5<sup>th</sup>.

Public Portion

Carolyn Marshall -261 Tomlinson Mill Rd., sworn in.

Spoke about the gridlock on the 4<sup>th</sup> of July. No one could get in or out of anyplace.

Sandy Student – will try to do better this year.

Hoffman made a motion to approve the application, seconded Bernstein.

Recorded Votes

Ayes: Bernstein, Hoffman, Lowden, Rogers, Alperin, Parikh, Fitzgerald, Williamson

Naes: None

Abst: None

Motion approved 8-0-0

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**Lisa Drahorad – Bulk Variance**                      **ZB 14-01**

2245 Old Marlton Pike Block 17, Lot 4.02 (LD Zone District)

Applicant is requesting a bulk Variance to permit farm animals on a lot that is less than the area required for agricultural use.

Ms. Drahorad, sworn in.

Ms. Drahorad has applied for a Bulk CI variance to allow 2 horses and 1 sheep on the property. This property has continually had animals. It is fenced in and has a barn. The horses see a vet every 5 weeks. The zoning is LD zone district. Agriculture use must meet minimum setbacks.

The following letters have been submitted:

Exhibit - A1 letter dated February 20, 2014 from Maple Hill Farms, LLC

Exhibit – A2 letter dated February 21, 2014 from Feet First Natural Hoofcare

Exhibit – A3 letter dated February 24, 2014 from Jacobstown Veterinary Clinic

Exhibit – A4 undated from Another Chance 4 Horses

Exhibit – A5 survey

Exhibit – A6 letter undated from Horse Paddock Work

Nancy Jamanow, Director of Community Development report dated February 13, 2014. Agriculture is a permitted use in the LD Zone on a lot of 6 acres or more. This lot is 1.13 acre lot. The applicant has 2 horses and 1 sheep on the property. The Township follows the recommendations contained in the “Recommended Guidelines for Home Animal Agriculture in Residential Areas” prepared by Rutgers, the State University of New Jersey. This document recommends that not more than 1 horse shall be kept on the first acre of land. This document recommends 5 sheep are allowed on 1 acre of land.

Ms. Drahorad – there was an existing barn and added a 10 x 19 3-sided shelter. The barn is A-frame square building open on 2 sides. The property was bought in 2000 and had 2 horses at that time. Waste from animals is removed every month in the summer. There is a fence with 4 x 4 posts and also is electric wired. Never received a zoning permit only a complaint. Other houses in area have horses, donkeys, peacocks and chickens. Will follow the guidelines from the Township which is the “Humane Standard for Livestock”.

Public Portion

Carolyn Marshall Tomlinson Mill Road, sworn in.

Has 3 acres of land on Tomlinson Mill Rd.; 1 acre is fenced in for a horse.

Peter Foster 2241 Old Marlton Pike sworn in. Has lived next to Ms. Drahorad for 13 years and has made the complaint; he has a horse that is boarded. All summer manure is permeates the air and there are black flies and mosquitos. The manure is not being cleaned up. The place is always flooded out.

Mrs. Jamanow has read the Rutgers manure procedures.

Applicant agreed to follow the manure removal schedule as a condition of approval.

Mr. Foster – there is a water problem.

Nathan Supnick, Hartford Rd. Medford, sworn in.

Has 30 acres of land and has 14 horses. Ms. Drahorad took a sick horse and after got better he was sent back to Mr. Supnick. Horses cannot exist alone should have another horse.

Linda Foster – 2241 Old Marlton Pike, sworn in.

The manure is never cleaned out except for last weekend. Yard smells so bad with manure and urine; they cannot sit on the deck.

Ms. Drahorad – horses are healthy; a drainage ditch was put in by the Township.

Exhibit A6 – undated, Mr. Horner removed manure letter.

Closed Public Portion.

Matthew Wieliczko, solicitor – 2 horses are allowed and 1 sheep. If one of the horses dies he cannot be replaced.

Lowden made a motion to approve the application with 2 horses and 1 sheep until 1 dies; must follow the manure management plan, variance runs with the land, seconded Hoffman

Recorded Votes

Ayes: Hoffman, Rogers, Lowden, Alperin, Parikh, Fitzgerald, Williamson

Naes: Bernstein

Abst: None

Motion approved 7-1-0

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Resolutions

ZB 04-58FA Fernmoor Homes at Evesham LLC

Hoffman motion to approve, seconded Rogers

Ayes: Bernstein, Hoffman, Lowden, Rogers, Alperin, Williamson

ZB 13-21 Evesham Owner LLC

Parikh made a motion to approve, seconded Bernstein

Ayes: Bernstein, Hoffman, Rogers, Alperin, Parikh, Fitzgerald, Williamson

ZB 13-19 Krysta Enterprises LLC

Lowden made a motion to approve, seconded Rogers

Ayes: Bernstein, Alperin, Rogers, Lowden, Parikh, Fitzgerald, Williamson

Next meeting will be March 17, 2014.

Adjournment 8:43

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Approved by Board

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Regina Kinney, Secretary

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Terri Bracchi, Recording Secretary

