

**Township of Evesham  
Zoning Board of Adjustment**

**Minutes**

**17 August 2015**

**7:00 pm**

**Municipal Bldg**

**Call to Order**

Chairman Parikh called the meeting to order at 6:59 pm.

**Flag Salute**

**Sunshine Announcement**

Chairman Parikh made the statement of conformance with the Open Public Meetings Act and the Municipal Land Use Law.

**Roll Call:**

Present: Parikh, Hoffman, Rodgers, Lowden, Alperin, Hughes, Amato

Also Present: Kinney, Bittner, Wieliczko, Furey, Curci, Dariji

Absent: Williamson, Laspe, Clifford, Arcari, Rehmann

**Approval of Minutes: July 20<sup>th</sup>, 2015**

Motion: Rogers

Second: Lowden

Ayes: Lowden, Parikh, Rodgers, Alperin, Hughes, Amato, Hoffman

**Unfinished/New Business**

**Cellco Partnership a/b/a Verizon Wireless: ZB 15-10, Use Variance Minor Site Plan**

Application was heard on June 15<sup>th</sup>. Mr. Lowden, Mr. Hoffman and Mr. Amato reviewed transcript from previous meeting so they are eligible to vote.

Debbie Shulski, Attorney for Applicant. Testify to revised Plan

**Exhibits Introduced:**

Exhibit A-23: Extension letter from Debra A. Shulski dated June 24, 2015

Exhibit A-24: Revised Plans prepared by Stantec dated February 4, 2015, last revised July 16, 2015

Exhibit A-25: Review Letter from Township Planner dated August 12, 2015

Exhibit A-26: Review Letter from Township Engineer dated August 17, 2015

Exhibit A-27: 2004 Police Report

Applicants Professionals were sworn in: Mr. Ron Igeneri, Mr. James Kyle, and Mr. Brian Grabis  
Mr. Wieliczko sworn in Zoning Board Professionals: Ms. Leah Furey, Mr. Rakesh Dariji, Mr. Ron Curci (in place for Mr. Chris Rehmann).

**Ron Igeneri Testimony:**

- Introduced revised plan
- Compound size is still the same, location is now perpendicular to Jonathan Lane with a setback of 200 feet.
- Remove minimum amount of trees, Verizon will incur additional plantings
- Access route will be at Cedar Avenue
- Applicant seeks variance for height of fence to 8 feet.
- OPRA request from Evesham Township Police Department regarding Vandalism. Only one case from 2004.
- Discusses security of compound and equipment inside of building.

Quick pause due to panic alarm being set off accidentally.

Brian Grabis:

Affirmed previous testimonies, has reviewed changes and has no impact on his prior testimony.

James Kyle

Affirmed previous testimony, has reviewed changes and has no impact on prior testimony.  
Added that plans are now better than they were previously.

Leah Furey

- Revised letter from August 17<sup>th</sup>, 2015
- No issue from planning standpoint with setbacks
- Requests that there are 16 trees total for compensation requirements; applicant agrees.

Rakesh Dariji

- Has not updated letter
- Everything is acceptable

Ron Curci

- Re-iterating Letter from Mr. Rehmann.
- Three conditions that was agreed too.
- Applicant agrees to bond posted for streets

Public Comment: None

Board Comment: None

Solicitor's Overview:

Application was first heard on June 15<sup>th</sup>

Application will permit telecommunications facility in INS Zoning Application

No Bulk Variance for setbacks

Bulk Variance requestd for Fencing from 6 feet to 8 Feet

Cedar Avenue will be access route which is a municipal road

5 Affirmative votes are needed to approve application

Mr. Rodgers made the Motion to Approve ZB Application 15-10

Mr. Alperin seconded the motion

Ayes: Alperin, Hoffman, Lowden, Rodgers, Hughes, Amato, Parikh  
Motion Passes.

Meeting paused at 7:21pm for switch in applicants. Resumed at 7:29 pm.

**William Rapp, ZB 15-15: MD Zoning District, Street Address, Proposing Expansion of Garage and Walkway**

Applicant states they want to create a two car garage with a concrete walkway. Applicant states it will create more storage for home, and allow vehicles to park on driveway and not on the street.

Applicant seeks two bulk variances for impervious coverage from 41.1% to 66.9%, and distance from building structure from 4 feet 11 inches to 7 feet 11 inches.

Mr. Wieliczko asks applicant about drainage, neighbor complaints about excess water. Applicant responds there are no problems with drainage, nor has he received any complaints.

Mr. Wieliczko asks applicant if they will abide by all rules, regulations, and standards set forth by the Department of Community Development, and work with the Township to ensure the final product abides by current standards; allow plans to be accessible to Zoning Board/Director of Community Development; create a similar structure to others around neighborhood; and asks if applicant will pay for all necessary permits: applicant responds affirmatively.

Board Comment: Mr. Hoffman asks about other side of property line and visibility. Applicant responded that there are bushes 8 feet tall or higher, and a six foot fence. The other property on the corner does not have direct site access to his home.

Public Comment: None

Mr. Hoffman made a motion to approve application with conditions set by Mr. Wieliczko, esq.  
Mr. Rodgers seconded this motion.

Ayes: Parikh, Hoffman, Rodgers, Lowden, Alperin, Hughes, Amato  
Application is approved.

Mr. Wieliczko advises applicant that although they variance has been approved, they cannot start construction right away. They will need to work with the Department of Community Development to gain necessarily approvals before construction.

**Kenneth & Terri Harper, ZB 15-17: MD Zoning District, 41 S. Locust Avenue, Front Porch**

Mr. Lowden recused himself from this hearing due to conflict.

Applicants are seeking a variance to construct a larger front porch in front of their property. Current Zoning Code states a setback of 30 feet, project will create setback of 21 ½ feet.

Applicants state that current porch is not functional, which is why they wish to increase size of porch.

Mr. Wieliczko asks if there are any visibility problems: applicants respond negatively.

Mr. Wieliczko asks applicant if they will abide by all rules, regulations, and standards set forth by the Department of Community Development, and work with the Township to ensure the final

product abides by current standards; allow plans to be accessible to Zoning Board/Director of Community Development; create a similar structure to others around neighborhood; and asks if applicant will pay for all necessary permits: applicants responded affirmatively.

Board Questions: None

Public Comment: None

Mr. Hoffman made a motion to approve application with conditions set by Mr. Wieliczko, esq.

Mr. Rodgers seconded this motion.

Ayes: Parikh, Hoffman, Rodgers, Alperin, Hughes, Amato

Application is approved.

Mr. Wieliczko advises applicant that although they variance has been approved, they cannot start construction right away. They will need to work with the Department of Community Development to gain necessarily approvals before construction.

**Public Comment:**

None

**Board Comment:**

None

**Communications/Organization:**

None

**Resolutions:**

None

**Next Meeting: September 21, 2015**

**Mr. Parikh motions to close meeting. Meeting Adjourns at 7:45 pm.**