

**TOWNSHIP OF EVESHAM**  
**Zoning Board**

**Minutes**

**7:00 pm**

**21 September 2015**

**Municipal Building**

**Call to Order**

Vice chairperson Hoffman made the call to order at 7:00 pm.

**Flag Salute**

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

Vice Chairman Hoffman made the statement of conformance with the Open Public Meeting Act and the Municipal Land Use Legislation

**Roll Call**

**Present:** Hoffman, Rodgers, Williamson, Lowden, Laspe, Amato

**Also Present:** Wieliczko, Rehmann, Kinney, Bittner

**Absent:** Parikh, Alperin, Hughes, Student, Clifford

**Approval of Minutes:** August 17<sup>th</sup>, 2015

Motion: Rogers

Second: Lowden

Ayes: Hoffman, Rodgers, Lowden, Amato

**Unfinished/New Business**

1. Thomas Provencher ZB 15-13, Minor Site Plan with variances. 21 Conventry Circle, Block 51.04, Lot 43 (RD-1 Zoning District)

**Applicants and Professionals:**

- Thomas Provencher, Homeowner
- Marty Irving, Professional Landscape Architect
- Brian Myers, Irving Design Group

All professionals including applicant are sworn in.

**Background:**

- Fix retaining wall on back of property and propose a back porch.
- Variance to reduce amount of concrete/impervious coverage, include slightly larger enclosed patio, fencing, retaining wall and improved landscaping.
- Exhibit A1: Site Plan dated July 7<sup>th</sup>, 2015 (revised plans)
- Chris Rehmann:
  - Asked about safety of retaining wall and if it encroaches into wetlands.
  - Applicant responded that they will remove bulkhead to not border on wetlands.
- Applicant received letter of no interest from Pinelands Commission, stating the applicant complies with all rules (March 2<sup>nd</sup>, 2015)

- Applicant discusses pool discharge avoiding runoff into the lake, retaining wall, its fencing, etc.
- Applicant noted that family received approval for project from the Kings Grant Homeowners Association.

Public Comment: None

Board Comment: None

#### Attorney Overview

- Applicant is seeking approval of minor site plan
- Applicant requests bulk variance on height of wall to go from 6 feet to 9 feet.
- Applicant will get necessary approvals.
- Retaining wall will be moved so no discharge from pool occurs.
- Applicant complies with all pinelands approval
- No adverse impact to existing conditions
- Design of wall will be determined by the Evesham Township Department of Community Development

Motion to Approve ZB 15-14

Motion:Rodgers

Second: Lowden

Ayes: Hoffman, Rodgers, Williamson, Lowden, Laspe, Amato

2. Joanna Litsky ZB 15-20, 527 Justice Drive, Block 11.40, Lot 9 (MD Zoning District)

#### Applicants:

Joanna Litsky, Homeowner

Bernie McMamee, Bud's Pools

#### Application Overview:

- Applicant is looking to build a 6' by 34' in ground swimming pool
- Applicant seeks a side and rear ground variance for in ground pool and patio
- Applicant does not want to rotate pool in acceptance with the variance due to desire of extra "play space" for children.
- Chris Rehmann asks about drainage of lot and how it will impact neighbors. Applicant responds that they do not believe this will be an issue due to infiltration trenches on back of property. Tests will be done next week. Applicant never experienced any problems with drainage during the years as a homeowner. Applicant included they will provide necessary soil borings, and a detailed plan on storm water management solutions.
- In regards to any additional fencing, applicant stated they might change gates on property to self latching.
- Applicant noted that access during construction will be done through the Western property line as to not impact any neighbors. The applicant agreed that if any damages incur on their neighbor's property during the construction, that they will incur the cost.
- The location of the equipment is in compliance with the ordinance.

Public Comment:

Edward Phillips, 529 Justice Drive

- Concerned about the location of the pumps near window by his property in regards to size and sound. Asks if equipment could be moved to corner.
- Applicant and board respond to Mr. Phillips about size of the pumps and the decibel level of the sound. Decible level is about 45, which the board notes is rather quite.

Board Comment:

Mr. Clifford asks about any existing structures that would impact pool: Applicant responds that back patio might.

Ms. Williamson asks about dog pen. Applicant responds that it was done.

Attorney Overview:

- Applicant is seeking a bulk variance for back/side yard
- Applicant will provide drainage calculations for infiltration trenches
- Applicant will also provide soil borings
- Applicant agrees that all excavated material will be proposed off-site
- Grading of project will be under approval of the Zoning Board Engineer

Motion to approve application ZB 15-20

Motion: Williamson

Second: Rodgers

Ayes: Hoffman, Rodgers, Williamson, Lowden, Laspe, Amato

**Resolutions:**

ZB 15-10

Motion: Rodgers

Second: Hoffman

Ayes: Lowden, Rodgers, Amato, Hoffman

ZB 15-15

Motion: Hoffman

Second: Lowden

Ayes: Lowden, Hoffman, Rodgers, Amato

ZB 15-17

Motion: Laspe

Second: Hoffman

Ayes: Laspe, Hoffman, Rodgers, Amato

**Meeting Adjournment**

Motion: Laspe

Second: Williamson

Ayes: All Members

Meeting adjourned at 8:05pm.

Next Zoning Board Meeting:  
October 19<sup>th</sup>, 2015