

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

**Minutes**

**7:00 pm**

**19 October 2015**

**Municipal Building**

**Call to Order**

Chairman Parikh made the call to order at 7:00 pm.

**Flag Salute**

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

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

**Roll Call:**

**Present:**Parikh, Rodgers, Lowden, Alperin, Williamson, Laspe, Hughes, Amato

**Also Present:**Wieliczko, Rehmann, Furey, Hanson (ERI), Kinney, Bittner

**Absent:** Hoffman, Clifford, Arcari, Dariji

**Approval of Minutes- September 21<sup>st</sup>, 2015**

Motion: Rodgers

Second: Williamson

Ayes: Rodgers, Williamson, Lowden, Laspe, Amato

**Unfinished/New Business:**

**1. Joseph Orlando: ZB 15-12SP- Major Site Plan**

*4518 Church Road., Block 2.01, Lot 1.91 (C-2 Zoning District). Applicant is requesting Major Site Plan approval to construct a parking lot and trash enclosure in support of the principal use of the adjacent lot. Approval received from Mt. Laurel Township for a Daycare Facility. Use variance received from Evesham Township on 6/15/15 to permit proposed use.*

Jeffery Baron: Attorney for Applicant

- Witnesses for Applicant, Jeff Mancini Engineer (Sworn in)
- Mr. Baron gives overview of project.
  - All approvals for project have been given by Mt. Laurel Township. Applicant is seeking approval for parking lot portion of building, which would place 28 parking spots in Evesham Township. This need comes from the request of Mt. Laurel Township to expand parking.
  - Location will be a childcare center. Drop-off lane for children will be in Mt. Laurel Township.
  - Small portion of storm water infiltration area in Evesham Township.
- Leah Furey, Letter September 17<sup>th</sup>, 2015
  - Asks about Easements: Mr. Baron says they've been submitted. Applicant agrees to trash enclosure requests. Ms. Furey asks how large trash enclosures will be? Mr. Baron replies that it is unknown but will be discussed with professionals in the future.

- Ms. Furey clarifies that trash enclosures need to be out of sight and in plain view.
  - Jeff Mancini mentions sidewalk being 10 foot wide. This is acceptable.
  - Asks about Trees: Mr. Baron replies they will work with applicant.
  - Mentions infiltration area can remain due to location at rear of site.
- Jeffrey Hanson, Letter September 25<sup>th</sup>, 2015
  - Discussed drop-off area; mentions that circulation is not needed.
  - Asks about overflow parking: Applicant responds that there will be no real need for overflow parking; no special event except parent visitation but it is scheduled to not overlap.
- Chris Rehmann, Letter October 6<sup>th</sup>, 2015
  - Received engineer report from Mr. Laurel, information was sufficiently provided.
  - Asks applicant revise in regards to pavement thickness.
  - Accepts application.

Mr. Wieliczko Summary:

- June 15<sup>th</sup>: Applicant received use variance for stand-alone parking
- July 20<sup>th</sup>: Applicant was granted stand-alone parking and bulk variances
- Applicant is seeking 2 Waivers:
  - Will not seek ERI or Cultural Resource Survey
- Applicant agrees to conditions set by Board Professionals.
- NJDEP/County/Engineers will all comply.
- Will work with board planner and engineer for trash enclosures
- Provide revisions to lot detail based on letters.
- Provide recommended walkway: cross-walk to building area.

Motion to Approve ZB 15-12SP:

Motion: Williamson

Second: Alperin

Ayes: Parikh, Rodgers, Alperin, Lowden, Williamson, Laspe, Hughes, Amato

**2. Jill Garces: ZB 15-21**

*36 Paddock Road., Block 11.45, Lot 6 (LD Zoning District). Applicant proposing to construct a 16'6" x 35'6" in ground pool 8' side yard setback and 6' rear yard setback where 15' is required, pool equipment 3' rear yard where 15' is required, existing shed 1.3' where 5' is required and patio 3' where 10' is required.*

- Witnesses for Applicant: Jill Garces, homeowner- 36 Paddock Drive; Jobany Garces, homeowner- 36 Paddock Drive; and David Still, Niagra Pools-General Manager
- Applicant is seeking to build a 16.6" by 35.6" in ground pool in backyard.
- Applicant seeks the following variances from the Zoning Board:
  - Requests an 8 foot side yard setback, and 6 foot rear yard setback where 15 feet is required. Requests pool equipment to be 3 feet from rear yard where 15 feet is required.
  - Requests shed location to be 1.3 feet from side yard where 5 feet is required.
  - Requests patio to be 3 feet from side yard, where 10 feet is required.

- Applicant notes that the patio was installed before the applicant purchased the home. The shed was installed by the applicant.
- Applicant states they are requesting relief due to the odd shape of the back yard: location of proposed pool will benefit homeowner cosmetically and allow for extra yard space for children to use.
- Chris Rehmann, Report
  - Asks about drainage impact on other property owners: engineer for applicant sent report. Mr. Rehmann is satisfied from applicant engineer regarding drainage and runoff.
  - Mentions that additional impervious coverage should not impact neighbors
    - Position of the pool is 25 feet to other end
  - Asks applicant about drainage: Mr. Still notes that the discharge of the pool will go onto the lawn. The discharge will go towards the middle of the yard, towards the side of the property, and onto the street.
  - Asks applicant about access to build the pool: Applicant responds that it will take place on the right-hand side of the property. Lot 5.
  - Asks if applicant will assume any damage done by neighbors' property during construction- Applicant agrees.
  - Asks about measurement of Patio from side yard. Applicant states it is about 2 to 3 feet.

Mr. Wielcizko Summary:

- Applicant is seeking three bulk variances in regards to location of the pool.
- Applicant seeks non-confirming conditions of shed and patio.
- No impact for surrounding neighbors.
- Condition of Approval: any damage done to the neighbors will be fixed by the applicant.
- Mr. Rehmann also reminds applicant that the proposed plan is what the applicant must do- no variations.

Motion to Approve ZB 15-21:

Motion: Williamson

Second: Hughes

Ayes: Parikh, Rodgers, Alperin, Lowden, Williamson, Laspe, Hughes, Amato

**Public Comment- None**

**Board Comment- None**

**Resolutions:**

ZB 15-13

Motion: Rodgers

Second: Laspe

Ayes: Rogers, Williamson, Lowden, Laspe, Amato

ZB 15-20

Motion: Rodgers  
Second: Lowden  
Ayes: Rodgers, Williamson, Lowden, Laspe, Amato

**Meeting Adjournment:**

Motion: Parikh  
Ayes: All Board Members

Meeting Adjourned at 7:46pm.

**Next Meeting:**  
November 16<sup>th</sup>, 2015