

TOWNSHIP OF EVESHAM

Zoning Board

Minutes

25 January 2016

7:00 pm

Municipal Building

Call to Order

Chairman Parikh made the call to order at 6:59 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, Laspe, Hughes, Amato

Also Present: Wieliczko, Jamanow, Kinney, Bittner

Absent: Hoffman, Alperin, Williamson

Minutes: November 16th, 2015

Motion: Rodgers

Second: Hughes

Ayes: Rodgers, Laspe, Hughes, Amato

Mr. Wieliczko makes formal announcement that Application ZB 15-16, Gerald, James & David Soboleski will be continued to the February 22nd meeting. This announcement serves that no further notice is necessary regarding this application.

Unfinished/New Business

1. Domenic Crocetti, ZB 15-24, 31 Candlewood Drive, Block 1.08, Lot 18 (MD Zone District)

Applicant is seeking variances for existing conditions and impervious coverage.

Mr. Wieliczko swears in Domenic Crocetti, Applicant and Nancy Jamanow, Director of Community Development.

- Applicant is seeking impervious coverage variance to do additional landscaping work on backyard area. Applicant seeks to add a patio area, and has removed site of existing basketball court. Applicant has had work done in the past, variance is to put on record all previous work, and get approvals for increased impervious coverage. Applicant has already exceeded 45% limit. Is requesting to go to 57% of impervious coverage, currently has 53% impervious coverage.
- Exhibit A1: Survey from December 2015 of backyard.
- Exhibit A2: Proposed Landscaping Plan
- Mr. Wieliczko asks applicant to describe plan and it's impact on the neighbors.

- Mr. Corcetti states that he seeks to finish landscaping his yard. Improvements include replacing the existing shed (same size as previous), and place pavers near a patio area to create a fire pit.
 - Fire pit will be located at site of former Basketball court which was taken down in November.
 - Mr. Corcetti notes that there have been no drainage problems, and no neighbor complaints regarding drainage.
- Mr. Wieliczko notes that the landscaping plan received from the landscaper does not show dimensions to the area. Asks Mr. Corcetti to agree to provide revised landscaping plan that includes dimensions as a condition of approval. Mr. Corcetti agrees.
 - Ms. Jamanow notes that everything on the property has received permits. The property already exceeds in impervious coverage, but this was an oversight of the Department. The applicant wants to rectify the oversight from before.
 - Ms. Jamanow asks Mr. Corcetti if the back yard opens back to Open Space. Mr. Corcetti states that only back property line backs up to open space, the rest borders other homeowner's properties.
 - Ms. Jamanow wants to put on the record that the pool setback 20 years ago when the in ground pool was installed fit criteria. It is now smaller than what was originally allowed.
 - Mr. Wieliczko asks if there is any standing water in backyard. Applicant responds negative.

Public Comment: None

Board Comment: None

Mr. Wieliczko Summary:

- Bulk variance is sought for impervious coverage
- From 1989-Present: work has been done on the property.
- Seeks to obtain permission to allow 57% impervious coverage on property.
- Applicant agrees to provide updated Elite Landscaping Plan with dimensions and details.
- No impact on neighbors.

Motion to Approve Application ZB 15-24

Motion: Rodgers

Second: Laspe

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

Mr. Wieliczko informs Mr. Corcetti that he cannot start construction. Once the resolution is memorialized at the February 22nd, 2016 meeting, then applicant can start.

Resolution ZB 15-18:

Motion: Hughes

Second: Rodgers

Ayes: Rodgers, Laspe, Hughes, Parikh

Next Meeting: February 22nd, 2016

Meeting adjourned at 7:21 pm.