

TOWNSHIP OF EVESHAM

Zoning Board

Minutes

7:00 pm

October 16 2017

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, Wessner, Alperin, Lutner, Meyers, Osno, Shah

Also Present: Wieliczko, Kinney, Bittner

Absent: Hoyle

Meeting Minutes:

August 21, 2017

Motion: Rodgers

Second: Osno

Ayes: Rodgers, Alperin, Lutner, Meyers, Osno, Shah, Parikh

Continuation of Scheduled Matters:

ZB 17-15, Jennifer Green. Mr. Wieliczko notes that the application will be continued to the November 20th meeting. No further notice is required.

Mr. Wieliczko also notes that Mr. Osno and Mr. Shah will be polled tonight for voting.

1. Allen More: ZB 17-10

9 Keegan Court, Block 15.08, Lot 3.15 (MDR Zone District)

Applicant is proposing a 16' x 16' stamped patio with an impervious coverage of 72% where 60% is permitted.

Witnesses:

Allen Moore, Applicant

Exhibits:

A1: HOA Letter, dated May 17, 2017

- Applicant regards 9 Keegan Court, located at Ravenswood Townhomes.
- Applicant is looking to install a stamped concrete patio on lower level. Current deck is 8' by 16'. 16' by 16' patio has been approved by HOA.
- Applicant has met all requirements as requested by the Zoning Board and the HOA.

- Applicant has given notice to neighbors, and posted in the Central Record via Certified Mail. No negative responses or issues have emerged.
- Patio is located near open space, so there is no disruption to neighbors.

Conditions of Approval Agreed to By Applicant:

- Drainage plan will be towards back of the yard (no sides).
- If HOA is unable to satisfy landscaping, the homeowner will be responsible to replace any landscaping out of own pocket.
- Certificate of Insurance of the contractor will be provided to the HOA and completed in time frame of insurance.
- Sign will be placed in front of the home during construction to notify Township.
- Applicant will repair any common areas that are damaged by work.

Board Comment:

Mr. Parikh asks if there are drainage issues. Applicant replies no. Mr. Wieliczko states that there is 63.5% impervious coverage, 60% is permitted, and 70% is requested.

Public Comment: None

Board Attorney Overview:

- Applicant is requesting a C-Bulk Variance to install a 16' by 16' stamped concrete patio.
- Applicant is requesting variance for impervious coverage.
- Purpose of project is to improve value and use of property.
- Applicant knows the property borders on open space.
- Applicant has agreed to the various Conditions of Approval as defined.

Motion to Approve ZB 17-10

Motion: Lutner

Second: Osno

Ayes: Parikh, Rodgers, Wessner, Alperin, Lutner, Meyers, Osno, Shah

Public Comment:

Allen Moore (previous applicant) notes that the Zoning process has been very difficult. States that New Jersey has tough requirements that make it restrictive on homeowners.

Board Comment: None

Resolutions:

ZB 17-11

Motion: Alperin

Second: Meyers

Ayes: Alperin, Lutner, Meyers, Rodgers, Osno, Parikh

Communications/Organization:

Next Meeting: November 20th, 2017

Meeting adjourned at 7:12pm.