

TOWNSHIP OF EVESHAM
Zoning Board
Minutes
7:00 pm

August 20, 2018

Municipal Building

Call to Order

Chairman Parikh made the call to order at 7:10 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, Lutner, Meyers, Osno, Shah, Davé

Also Present: Wieliczko, Kinney, Boulton

Absent: Rodgers, Wessner, Alperin

A. APPOINTMENTS

1. Recording Secretary – Sharon Boulton

Motion: Lutner

Second: Davé

Ayes: All in favor

2. Assistant Recording Secretary – Loretta Horton

Motion: Lutner

Second: Davé

Ayes: All in favor

Meeting Minutes:

July 16, 2018

Motion: Osno

Second: Meyers

Ayes: Parikh, Meyers, Osno

B. Unfinished/New Business

1. Robert Johnson ZB 18-23

107 Wessex Place, Block 13.58, Lot 1 (MD Zone District)

Applicant is proposing a 6' fence in the front yard where a 4' is permitted

Witnesses:

Robert Johnson, Applicant

Applicant Overview:

- Applicant is proposing the installation of a 6' vinyl fence where 4' is required.
- Property is located on a corner lot between Wessex Place and Wellington Drive.

- Applicant states that a fence already exists in the rear of the property on the southern property line and he would like to install the proposed fence around the back yard entirely for privacy and safety of 2 small children.
- Applicant has supplied a site survey with the demarcation of the fence.
- The proposed fence will not obstruct any views for pedestrians or anyone backing out of their driveway from either direction on Wessex Place or Wellington Drive.
- Applicant states that the purpose of the fence is to fully enclose the back yard.
- Applicant states they have given proper notice to neighbors, and have had no issue from them.

Board Attorney:

Matthew Wieliczko, Keller & Wieliczko

- What are the dimensions? On survey of the premises dated 5/21/18, Applicant states that from a westerly property line on Wellington Drive, the fence will be 30' from the home and 9' from the property line for a total of 39' from the property line.
- The proposal is 28.25' from the front property line of the home on Wessex Place the northern side of the property.
- The eastern property line was already approved and this proposal would enclose all four sides on Wessex Place and Wellington Drive.
- Applicant is seeking relief for intended placement of the fence at the northern and western property lines to ensure that there is no encroachment to the site lines and that his neighbors will not have any difficulties backing out of their driveways.

Board Comment:

- Mr. Shah asked if it has to be 9' or can it be increased so as there is no obstruction for cars? Applicant stated that he worked closely with Regina Kinney, Administrative Officer, to come up with a plan allowing for plenty of visibility, with 28' on the other side, which is plenty of room. Applicant also stated his appreciation for the Boards consideration as he is new to this development.

Public Comment:

None

Board Attorney Summary:

- The Applicant is seeking to install a 6' fence where 4' is permitted on Block 13.58, Lot 1, which is a corner lot property with Wessex Place on the northern property line and Wellington Drive on the western property line. This is a corner property and the variance relief requested is necessitated because of the geographic dimensions of the property and it being a corner property.
- Applicant is seeking relief on the western property line (Wellington Drive) for the fence to be 9' from the western property line, 30' from the western side of the home. He also seeks that the fence on the northern property line (Wessex Place) be 28.25' from northern property line and 9' from Wellington Drive. Applicant has offered testimony with regard to the proposed location of the fence to ensure that the fence will not obscure the view of drivers on either street and will allow the neighboring homes visibility when backing out of their driveway. He is doing this also for the safety and the privacy of his children.

Motion to Approve ZB 18-23

Motion: Lutner

Second: Davé

Ayes: Davé, Lutner, Meyers, Osno, Shah, Parikh

Communications/Organization

Next Meeting: September 17, 2018

Resolutions

ZB 98-07EX2

Motion: Parikh

Second: Osno

Ayes: Osno, Meyers, Parikh

Meeting adjourned at 7:35pm.