

TOWNSHIP OF EVESHAM
Zoning Board of Adjustment
Minutes
7:00 P.M.
Via Video Teleconferencing

November 16, 2020

Municipal Building

Call to Order

Meeting brought to order by Chairperson Student at 7:00 P.M.

Flag Salute

Statement of Conformance with Open Public Meetings Act

Chairman Student made the Statement of Conformance with the Open Public Meetings Act and the Municipal Land Use Legislation and in accordance with the April 2, 2020 recommendations of the New Jersey Department of Community Affairs in hosting the Zoning Board meeting via video teleconferencing

Roll Call

Present: Carragher, Lutner, Thomas, Osno, Grantner, Paetzold, Student

Absent: Fox, Thompson, Wessner

Staff: Wieliczko, Darji, Rijs, Kinney

Continuation of Scheduled Matters:

ZB 20-16 Gabriella M. Flamini, 5 Georgian Ct.

New Business

1. Adam Fisher

ZB 20-13

7 Elmgate Road, Block 32.14, Lot 4 (MD Zone)

Mr. Fisher and Mr. Darji – sworn

Applicant is proposing addition concrete around approved pool to install a sliding board and diving board which at this time have not been installed

Side yard and rear yard setback of 9' where 15' is required

Contractor is Del Val Pools

Survey shows the southeastern point of the concrete to be within the 20' utility easement – will inform MUA of the location and get their comments

Applicant agrees to supply a new Impervious Coverage worksheet to include new concrete

Mr. Darji letter dated 10-16-2020

Applicant has no objections to recommendations
Will supply new grading plan
Recharge trench – stone was put around pool at fence line and screened porch
No drainage problems on property
Applicant will contact MUA with the help of Ms. Kinney, Acting Board Secretary as to encroachment of the concrete with the utility easement

Board Comment – None

Public Comment – None

Motion to approve ZB 20-13 Fisher – Paetzold
Second – Lutner
Ayes: Lutner, Carragher, Thomas, Osno, Grantner, Peatzold, Student

- 2. Lloyd & Dolores Humphrey** **ZB 20-17**
2 Douglas Terrace, Block 27.07, Lot 8 (MD Zone)
Lloyd & Dolores Humphrey - sworn
Applicant is proposing a front porch with a front yard setback of 22.96' where 30' is required
Porch dimensions 7' x 46.83'
Upgrades to home include a new addition and deck that meet requirements
Mr. Humphrey stated that the request for the front yard setback will not cause any impairments, adverse conditions, drainage issues and will improve the property
Tiffany Morrissey – Planner – present as an attendee – sworn
Porch will be usable, improve street scape and will advance the good of the community
Promotes the criteria and the positives out way the negatives
Jason Schaeffer – License Contractor – Schaeffer Construction LLC- agrees with Mr. & Mrs. Humphrey and Ms. Morrissey
Mr. & Mrs. Humphrey agree to supply and updated survey with all improvements

Board Comment – None

Public Comment – None

Motion to approve ZB 20-17 – Humphrey – Carragher
Second – Lutner
Ayes: Carragher, Lutner, Thomas, Osno, Grantner, Paetzold, Student

3. Joseph Garvey/The Sign Company Inc. ZB 20-18

Singh Real Estate Enterprises Inc.

1 Holtec Drive, Block 5.01, Lot 2.01

Robert Baranowski – Attorney for Applicant

Mr. Garvey, Mr. Darji and Mr. Jason Wolf - sworn

Applicant is proposing to install a 39.56 sq. ft. façade sign

WCRE – Wolf Commercial Real Estate

Exhibit A-1 Google Areal Map

Exhibit A-1 Sign Rendering

Two existing signs on building 78 sq. ft.

Proposed sign would increase signage to 117.56 sq. ft.

As per 160-75M(1)(a) 15% of the front façade of the principle building or 80 sq. ft. permitted

Mr. Jason Wolf – Principle and Managing Partner of Wolf Commercial Real Estate

Sign will give better visibility from Rt. 73

Chairman Student thanked Mr. Wolf for community involvement

Chairman Student asked if any other buildings in the area have more than one sign

Mr. Baranowski said that only the number of the buildings

Mr. Garvey – the Sign Company said the sign would help motorist would better find building

LED lighting would be used

Sign would be visually pleasing

Applicant agrees to the conditions set forth in the ERI letter dated 11-13-2020

Board Member Thomas asked is there is an intent to put a sign on the other side of the building – Applicant has no intention

Public Comment – None

Board Comment – None

Motion to approval ZB 20-18 – The Sign Co.-Joseph Garvey – Osno

Second – Lutner

Ayes: Lutner, Thomas, Osno, Grantner, Paetzold

Nayes: Carragher

Minutes – October 19, 2020

Motion to approve - Lutner

Second – Osno

Ayes: Lutner, Carragher, Thomas, Osno, Grantner, Paetzold, Student

Resolutions:

ZB 20-13 – Lemberski

This applicant was denied. In order for the applicant to come back to the board a significant modification must be made

Motion – Lutner

Second – Osno

Ayes: Lutner, Carragher, Thomas, Osno, Student

ZB 20-14 – Hoerter

Motion – Lutner

Second – Osno

Ayes: Lutner, Carragher, Thomas, Osno, Student

ZB 20-15 – Zink

Motion – Lutner

Second – Osno

Ayes: Lutner, Carragher, Thomas, Osno, Student

ZB 19-16SP – Oakleigh Development

Motion – Grantner

Second – Paetzold

Ayes: Thomas, Osno, Grantner, Paetzold, Student

Public Comment – None

Next Meeting – December 21, 2020

Meeting adjourned: 8:30 p.m.