

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

December 21, 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, Student

Absent: Fox, Paetzold, Thompson, Wessner

Staff: Wieliczko, Darji, Rijs, Boult, Kinney

Continuation of Scheduled Matters:

ZB 20-23 398 Evesham (F) Land Holdings LLC

ZB 20-24 120 Evesham (L) Land Holdings LLC

ZB 20-25 Maple Ave. Land Holdings LLC

Chairperson Student thanked Board Staff and Office Staff for a great job in their work with the applicants and scheduling these applications.

Mr. Wieliczko announced this is a formal notice that ZB 20-23 -398 Evesham (F) Land Holdings LLC, ZB 20-24 120 Evesham (L) Land Holdings LLC, ZB 20-25 Maple Ave. Land Holdings LLC are being carried to the next regular scheduled Zoning Board meeting, January 25, 2021, no new notice is required and Applicant has waived action date.

January meeting agenda notice will meet requirements and all information is available on the Township website

New Business

1. Gabriella Flamini

ZB 20-16

5 Georgian Ct, Block 52.02, Lot 29 (RD-1 Zone)

December 21, 2020

Kings Grant Development

Ms. Flamini - sworn

Applicant is proposing a 22 x 12 paver patio in rear yard

Rear yard setback of 0' where 5' is required

Property backs up to open space

Exhibit A-1 Survey

Applicant received approval from Kings Grant Homeowner's Association, letter dated 8/27/2020

Applicant testified that there the patio will not adversely affect drainage to her property or that of her neighbors

Board Comment – None

Public Comment – None

Motion to approve ZB 20-16 – Carragher

Second – Thomas

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

2. David & Judith Spillane

ZB 20-19

7 Prince Andrew Ct., Block 52.05, Lot 25 (RD-1 Zone)

Kings Grant Development

David & Judith Spillane, Rosemary Franco, Swim-Mor Pools, Rakesh Darji, ERI – sworn

Applicant is proposing 1,386 sq. ft. inground pool

Rear yard setback 7' where 15' is required

Side yard setback 7' where 15' is required

Impervious coverage of 38.6% where 20% is permitted

Exhibit A-1 – Kings Grant Homeowners Association approval letter dated 9/29/2020

Exhibit A-2 – Survey with markings

Exhibit A-3 – Pool grading plan

Applicant stated that the narrowness of the property prevents pool to meet required setbacks

Pool equipment will be within the proposed fencing

In reference to ERI letter dated 12/12/2020 applicant has no objections to comments

Applicant agrees to provide pool deck drainage information to Mr. Darji

Applicant stated that the proposed pool drainage will not adversely affect their property or that of their neighbors

Property backs up to open space and MUA access road

Mr. Spillane proposed additional landscaping of approximately a dozen trees with in the fence area
Applicant agreed that any soil removed will done within requirements
Ms. Franco said a cartridge filter system would be used
Ms. Franco and Mr. Spillane agreed that any pool drainage would be to the street
Mr. Darji referenced his letter of 12/17/2020 and had no further comments

Board Comment

Board Member Carragher asked is the existing patio under decking was included in the impervious coverage calculations?

Mr. Darji – yes

Public Comment – None

Motion to approve ZB 20-19 – Osno

Second – Lutner

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

3. Thomas Krause

ZB 20-20

818 Defense Drive, Block 11.37, Lot 13 (MD Zone)

Thomas Krause, Rosemary Franco, Swim-Mor Pools, Rakesh Darji, ERI – sworn

Applicant is proposing inground pool

Side yard setback 7' where 15' is required - Pool

Rear yard setback 7' where 15' is required – Pool

Side yard setback 5' where 15' is required – Pool Equipment

Rear yard setback 5' where 15 is required – Pool Equipment

Exhibit A-1 Plan of Survey

Exhibit A-2 Pool Grading Plan

Applicant is getting pool for family

Applicant stated that the conditions set forth will not adversely affect his property or that of his neighbors

No landscaping is to be done – one tree on property will be removed

Mr. Darji referenced his letter dated 11/17/2020

Applicant has provided all information requested for catch basin drainage

Discharge will be to rear of property – backs up to open space

Applicant agrees to conditions and comments set forth in Mr. Darji's letter

Board Comment – None

Public Comment – None

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Motion to approve ZB 20-20 – Osno

Second – Grantner

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

4. Jeffrey & Alyson Snider

ZB 20-21

64 Country Squire Lane, Block 38.03, Lot 11 (RG-1)

Jeffrey & Alyson Snider, Rosemary Franco, Swim-Mor Pools, Rakesh Darji, ERI – sworn

Applicant is proposing inground pool

Side yard setback 8’ where 15’ required – Pool

Rear yard setback 8’ where 15’ required – Pool

Side yard setback 3’ where 15’ required – Pool Equipment

Rear yard setback 3’ where 15’ required – Pool Equipment

Exhibit A-1 Survey 6/13/05

Exhibit A-2 Pool Grading Plan 10/9/2020

Applicant stated that the conditions set forth will not adversely his property or that of his neighbors

Applicant agrees with conditions set forth in ERI letter dated 11/18/2020

Applicant with the help of Ms. Franco, Swim-Mor Pools has agreed to provide additional information to Mr. Darji concerning the recharge trench

Catch basin will be extended further down property line and will be added to pool plan

Mr. Darji has spoken with Ms. Franco concerning a one-foot wall – wall will not be required

Mr. Snider testified that any landscaping to be installed will be done by a professional landscaper – one tree is to be removed

Board Comment – None

Public Comment – None

Motion to approve ZB 20-21 – Carragher

Second – Osno

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

5. George Chis-Luca

ZB 20-23

1 Nottingham Road, Block 35.03, lot 3

George Chis-Luca – sworn

Applicant is proposing a 6’ fence

Property is a corner property – (Willow Ridge Road & Marlton Parkway) fence location will be considered a front yard

As per code 4’ fence is permitted

Exhibit A-1 Survey 11/4/1998
Applicant is requesting relief for privacy and safety
Fence will not adversely affect drainage
Fence will be a vinyl material
6' fence will be place in the same location as existing 4' fence

Board Comment

Chairman Student asked if the fence will infringe on the site line making a fight on to the Marlton Parkway

Mr. Darji stated that a condition of approval should include that the location of the fence be no closer than the existing 4' is in the site triangle
Mr. Chis-Luca – agreed

Public Comment – None
ZB 20-23 – Osno
Second – Lutner
Ayes: Carragher, Lutner, Thomas, Osno, Grantner, Student

Minutes – November 16, 2020

Motion to approve - Osno
Second – Lutner
Ayes: Lutner, Carragher, Thomas, Osno, Grantner, Student

Resolutions:

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

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

ZB 20-18 – Joseph Garvey/The Sign Company
Motion – Lutner
Second – Osno
Ayes: Lutner, Thomas, Osno, Grantner, Student

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Public Comment

Irving Schor, 125 Westminster Ave. asked about #7 on the agenda –
Mr. Student reported that application has been continued until the January 25, 2021 Zoning Board meeting

Public Comment – Closed

Chairman Student thanked the Board and Staff for all their work and especially through this challenging year and hoping 2021 is better for all

Next Meeting – January 25, 2021

Meeting adjourned: 8:25 p.m.