

**TOWNSHIP OF EVESHAM
ZONING BOARD OF ADJUSTMENT**

Minutes

November 15, 2021

7:00 P.M.

Municipal Building

Call to Order

Meeting brought to order by Chairperson Carragher at 7:05 P.M.

Flag Salute

Statement of Conformance with Open Public Meetings Act

Chairperson Carragher 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

Roll Call

Present: Carragher, Thompson, Fox, Masson, Thomas, Paetzold, Repsher

Absent: Grantner

Staff: Wieliczko, Darji, Newton, Kinney

Continuation of Scheduled Matters - None

New Business

1. 880 East Main Street

Z21-28

Estate of Leonard E. Rocco

Block 184, Lots 1-5 & 56-60 (RG-2 Zone)

Robert E. Kingsbury, Attorney for Applicant

Mr. Kingsbury stated that the applicant seeks a request for Certification of Pre-existing Use/Condition for two existing detached garages

Owner has passed away, new owner requested as a condition of sale to have survey done – survey showed location of garages

Sale & title change has taken place

Current owner did not sign application

As condition of approval – Consent of Owner will be received

Exhibit A-1 Set of 3 black and white photos

Exhibit A-2 Tax Assessor's Record Card on property

Exhibit A-3 Resolution of Approval ZB 18-03 – Approval for pre-existing non-conforming use as a duplex

Exhibit A-4 Township Planner's letter dated 2-22-2018

Applicant is seeking variances for location of 2 existing garages

- (1) Garage located at the property line along Paragon Road – 0 ft. where 75 ft. front yard setback is required
- (2) Garage located 37 ft. from Paragon Road where 75 ft. front yard setback is required

Also, an existing 125 sq. ft. shed is located 37.62 ft. from East Main Street. Shed will be removed and if relocated will meet the 5' setback.

Witness – Ron Miller, 136 Paragon Road – sworn

Mr. Miller bought property in 1968, built house in 1998

Garages on his neighbor's property have been there as long as he has owned property

Mr. Kingsbury – garages are used for storage only

Mr. Darji – sworn - ERI letter dated 11-9-2021

Applicant has provided all testimony requested

Mr. Darji – garage located on property line – FYI – Right of Way (ROW) is between shed and road

Board Comment – None

Public Comment – None

Mr. Wieliczko – summary

Pre-existing Non-conforming structures

Bulk variances

Written consent from current owner

Removal of shed on property

Includes all prior approval from Resolution ZB 18-03

Motion to approve Z21-28 880 East Main St.-Estate of Leonard E. Rocco – Fox

Second – Masson

Ayes: Fox, Masson, Thomas, Paetzold, Repsher, Thompson, Carragher

2. 39 Buckley Lane

Z21-29

Block 35.12, Lot 8 (MD Zone)

Eric & Dana Flocco

Eric Flocco – sworn

Rakesh Darji – ERI – sworn

Applicant is seeking bulk variances to install an in-ground pool with pool equipment and setbacks for existing sheds

Pool rear yard setback of 7' where 15' is required

Pool side yard setback of 7' where 15' is required

Pool equipment rear yard setback of 3' where 15' is required
Pool equipment side yard setback of 3' where 15' is required
158 sq. ft. shed - rear yard setback of 3' where 12.5' is required
side yard setback of 2.5' where 5' is required
50 sq. ft. shed – side yard setback of 1.2' where 5' is required
Impervious Coverage of 49.5% where 45% is required
Exhibit A-1 – Survey of Premises – dated 7-8-2021
Exhibit A-2 – Pool Grading Plan – dated 7-15-2021
Installation of pool will be done by Swim-Mor Pools
Mr. Flocco will comply with all recommendations and comments in the ERI letter dated 11-9-2021
Mr. Flocco will supply all runoff information to Mr. Darji
Mr. Flocco will work with Mr. Darji
Existing above ground pool will be removed

Mr. Darji – ERI letter dated 11-9-2021
Mr. Darji will work with Mr. Flocco information for recharge trench
Mr. Flocco will work with Mr. Darji in adjusting plan to maintain landscape and recharge trench

Board Comment

Chairman Carragher questioned Mr. Darji on the increase of impervious coverage Mr. Darji to 4.5% increase is about 400 sq. ft. and recharge trench is a benefit and will help with drainage pattern and will no impact property

Board Member Fox –with the location of pool equipment in the south west corner of property will it work

Mr. Darji – yes with trench proposed
Mr. Fox asked about the access for construction equipment
Mr. Flocco – left side of property – and disturbance will be replaced

Public Comment – None

Mr. Wieliczko – summary

Applicant seeking bulk variances to construct an in-ground pool
Pool setbacks – rear and side yard setbacks of 7' where 15' is required
Pool equipment – rear and side yard setback of 3' where 15' is required
158 sq. ft. shed – rear yard setback of 3' where 12.5 is required
side yard setback of 2.5' where 5' is required
50 sq. ft. shed – side yard setback of 1.2' where 5' is required
Impervious coverage of 49.5% where 45% is required

Applicant agrees to comply with recommendations and comments in ERI letter dated 11-9-2021
Applicant agrees that there will be no adverse effect drainage on his property or his neighbors
Applicant will work with Mr. Darji concerning runoff and recharge

Motion to approve Z21-29 – Flocco – Thompson
Second – Fox
Ayes: Fox, Masson, Thomas, Paetzold, Repsher, Thompson, Carragher

Minutes – October 18, 2021

Motion to approve - Thompson
Second – Masson
Ayes: Carragher, Thompson, Masson, Thomas, Paetzold, Repsher

Resolutions

Motion to approve – 2021-ZB-23/Z21-27 – Bocelli – Thompson
Second – Masson
Ayes: Carragher, Thompson, Masson, Thomas, Paetzold, Repsher

Motion to approve as corrected - 2021-ZB-24/ZB21-02 -Marlton UE, LLC – Preliminary – Thompson
Second – Masson
Ayes: Carragher, Thompson, Masson, Thomas, Paetzold, Repsher

Mr. Wieliczko gave list of correction to Resolutions and an explanation on the votes moving forward for the applicant’s application for Final approval

Public Comment – None

Board Comment - None

Communication/Organization - None

Next Meeting – 12/20/2021

Meeting Adjourned – 8:10 p.m.

