

**TOWNSHIP OF EVESHAM
ZONING BOARD OF ADJUSTMENT**

Minutes

December 20, 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, Grantner, Masson, Thomas, Repsher

Absent: Fox, Paetzold

Staff: Wieliczko, Hunt, Newton, Kinney

Continuation of Scheduled Matters - None

New Business

1. 16 North Maple Avenue

Z21-20

Marur & Amshu Dev

Block 4.03, Lots 2 & 8 (C-3 Zone)

Marur Dev – sworn

Jonathan McCleary, McCleary Construction – sworn

Richard Hunt – sworn

Applicant is seeking a Conditional Use proposing to renovate and build an addition to the second and third floors to create a three-bedroom residential apartment – existing first floor will remain as office space

Exhibit A-1 – 2 page document – photos of front and back of building

Exhibit A-2 – Historic Preservation Commission – Certificate of Appropriateness dated 11-2-2021

Exhibit A-3 – Rear Elevation – ELV-1

Exhibit A-4 – Left side Elevation – ELV-2

Exhibit A-5 – First Floor Framing Plan – Sheet S-2 -Preferred Property Inspections & Engineering, Inc.

Exhibit A-6 – Second Floor Framing Plan – Sheet S-3 – Preferred Property Inspections & Engineering, Inc.

Exhibit A-7 – Third Floor Framing Plan – Sheet S-4 – Preferred Property Inspections & Engineering, Inc.

Exhibit A-8 – First Floor – Construction Plan – Sheet A1

Exhibit A-9 – 2Second floor – Construction Plan – Sheet A2

Applicant has agreed to return to the HPC to discuss materials to be used (windows, siding)

Applicant will work with Board Planner for parking on site – residential & office

Applicant addressed CME letter dated 12-16-2021 – Applicant is unaware of any underground and/or aboveground storage tanks on site – if identified at the site, applicant agrees to properly decommission and provide documentation

Mr. Wieliczko read email dated 12-20-21 into the record – email received from Mr. Dev in response to Mr. Hunt's letter dated 12-16-2021

Applicant gave an overview of the building and property

Applicant referred to Exhibit A-1 – front of building – more uniform with neighbor

Back side of property – roof line to be raised to get more room

Applicant is working with Construction and Fire offices

Richard Hunt – Alaimo Engineering Company – letter dated 12-16-2021

Applicant will work with his office concerning parking

Signage will not change

No change to foundation or building envelope, most improvements will be in rear of property

Board Comment

Board Member Repsher – only parking in the rear extended

Mr. Dev – yes

Board Member Masson – confirming 2 rear doors

Mr. Dev – (1) entrance to apartment (1) office entrance

Public Comment

Charlotte Dixon, 18 N. Maple Ave. – sworn

Main concern is parking – will spaces be designated for residential and office

Applicant is working with Board Planner – spaces to be striped and parking is in back of building

Public Comment - Closed

Chairperson Carragher – is this a shard parking lot

Applicant – yes

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Board Member Masson – is trash and recycling to pick up by Township/County
Applicant – yes

Mr. Wieliczko – summarized
Applicant is seeking a Conditional Use for a 3 story mixed used structure to be used an office and apartment
Applicant agrees to conditions/recommendations set forth in the Alaimo letter dated 12-16-2021, CME letter dated 12-16-2021
Applicant agrees to obtain all outside agencies approval – HPC, Construction, Fire Code
Applicant agrees to provide parking plan to Board Planner
Applicant agrees to provide GEO survey to Board Environmental Consultant

Motion to approve Z21-30 – Dev – Thompson
Second – Grantner
Ayes: Granter, Masson, Thomas, Thompson, Carragher, Repsher

Minutes – November 15, 2021

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

Resolutions

Motion to approve – 2021-ZB-25/Z21-28 – Rocco Estate – Thompson
Second – Masson
Ayes: Carragher, Thompson, Masson, Thomas, Repsher

Motion to approve as corrected - 2021-ZB-26/ZB21-29 – Thompson
Second – Masson
Ayes: Carragher, Thompson, Masson, Thomas, Repsher

Public Comment –

Board Attorney, Mr. Wieliczko announced that the Zoning Board of Adjustment is a quasi-judicial body whose exclusively responsible for the granting of variances. The Board can only comment on applications that have been presented to them.

Mary Rudderow, 122 Bartram Road – sworn
Ms. Rudderow came to speak about the proposed sober house in the Woodstream Development
Sober house proposed has sleeping facilities, residents will be bussed to an office located on Maple Ave. where they are required to work

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Mr. Wieliczko – there is no proposed application in front of this board

Andrea Tierney, 241 Conestoga Drive – sworn

What can this board oversee

How can this be addressed

Mr. Wieliczko – this board has no information

Charles Kelly, 171 Militia Green – sworn

Property abuts the proposed sober house

Same issues as neighbors, feels helpless

Mr. Wieliczko – no jurisdiction

Kevin Jones, 119 Militia Green – sworn

Concerned resident and supports his neighbors

Tim Ramirez, 121 Militia Green – sworn

Echoes same concern as all of his neighbors. Concern about the Woodstream neighborhood and the location so close to Van Zant School

Public Comment - Closed

Board Comment - None

Communication/Organization

Board Secretary Newton – Zoning Board Annual Report will be prepared for 2020/2021. This is a report for review as to track work that has been done by board

Next Meeting – 1/24/2022

Meeting Adjourned – 8:20 p.m.