

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

April 19, 2021

Municipal Building

Call to Order

Meeting brought to order by Chairperson Student at 7:02 P.M.

Flag Salute

Statement of Conformance with Open Public Meetings Act

Chairperson 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, Paetzold, Thomas, Osno, Student

Absent: Fox, Grantner, Thompson, Wessner

Staff: Wieliczko, Darji, Boulton, Kinney

Continuation of Scheduled Matters – None

New Business

1. Jackelyn Rodriguez

ZB 21-03

32 Quaker Street, Block 24.24, Lot 42 (MD Zone)

Applicant is proposing an inground pool with side yard setback of 9' where 15' is required

Sworn – Ms. Rodriguez

John Calvitti – Sales Person – Blue Haven Pools

Rakesh Darji – ERI

Exhibit A – Pool Diagram/Property Survey – Page 1 & 2, prepared by Blue Have Pools dated 9/19/2020

Exhibit B – Survey of Property – Tristate Engineering & Surveying, PC dated 12/14/2020

Due to shape of property and drainage easement in rear of property this is the best location for the pool

Existing shed and fence were there when Ms. Rodriguez purchased home

Shed encroaches on to neighbor's property – applicant agrees to relocate and will meet 5' side yard setback
Fence on eastern side of property will be relocated on applicant's property
Only one tree will be removed – additional trees had been removed because they were dead
Applicant will provide a landscaping plan acceptable to Mr. Darji
No drainage will adversely affect the property or neighbor's properties
Mr. Darji's letter dated 4/12/2021 – applicant has addressed all items
Ms. Rodriguez thanked Sharon and the Township staff for being so helpful through this process
Chairperson Student thanked Ms. Rodriguez for recognizing Sharon and the staff

Board Comment – None

Public Comment – None

Motion to approved ZB 21-03 – Osno

Second – Paetzold

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

2. John Dinisio

ZB 21-04

9 Geranium Drive, Block 15.03, Lot 162, (SEN Zone)

Applicant is proposing a 9' x 12' deck with a rear yard setback of 1.4' where 5' is required and impervious coverage of 55.49% where 55% is permitted

Sworn – John Dinisio

Maureen Dinisio

Rakesh Darji - ERI

Exhibit A – Plan of Survey – Avi Luzon Professional Land Surveyor – dated 3/11/2019

Exhibit B – Deck Plan – 4 pages – dated 3/6/2021

Exhibit C – HOA approval letter – dated 3/5/2021

Exhibit D – Existing conditions of rear yard – 3 photos

Property backs up to open space

Applicant stated that houses on either side of his property have decks/patios

Applicant stated that the HOA suggested that the deck could be 1' from property line

Mr. Darji's letter dated 4/12/2021 – applicant has addressed all items

Has no problem with location of the deck

Will not adversely affect neighbor's property which includes drainage

Not a standard shaped lot and backs up to open space

Applicant stated that the deck would only be 24" or less off the ground and will not require railings

No trees will be removed
Deck will be constructed similar to neighbor's decks
Chairperson Student asked who would be installing the deck
Mr. Dinisio - will be doing the work
Mr. Dinisio also thanked Sharon and the Staff for their help and patience to get this application to the Board

Board Comment – None

Public Comment – None

Motion to approve ZB 21-04 -Osno
Second – Thomas
Ayes: Thomas, Carragher, Lutner, Osno, Paaezold, Student

3. James & Heather Hummel

ZB 21-05

42 Faybrooke Drive, Block 8.02, Lot 29 (MD Zone)
Applicant is proposing an inground pool with rear yard and side yard setback of 7' where 15' is required, existing shed with side yard setback of 4' and rear yard setback of 2' where 5' is required, 45.2% impervious coverage where 45% is permitted

Sworn – James Hummel
Heather Hummel
Rich Petriello – Del Val Pools & Spas
Rakesh Darji – ERI

Exhibit A-1 – Survey & Plan of Premises (hand written mark ups)
Exhibit A-2 – Pool Grading Plan – dated 1/20/21 – (hand written mark ups)
Jacuzzi and some evergreens have been removed
Construction entrance – maybe some landscaping will have to be removed
Expects to have some landscaping once pool is completed
Drainage will not adversely affect neighbors
Mr. Darji's letter dated 3/26/2021 – applicant has addressed all comments and concerns
Mr. Darji has recommended the applicant submit a revised final plan showing all improvements proposed, calculations, addition and garage extension – applicant agrees
Mr. Darji recommends a trench drain – applicant agrees
Mr. Student asked if the applicant can get this from his engineer – agreed

Board Comment – None

Public Comment

Bob & Theresa Kane - sworn
14 Hewlings Drive

Has experienced heavy rain seasons in the past and has spent a good amount of money on drainage – will the design help to capture the additional runoff?

Mr. Darji – runoff will not be directed towards the Kane’s property and the design will be sized to help with additional runoff and also will be captured in several places

Mr. Kane is in agreement that the shed stay where it is

Mr. Kane thanked Sharon for her help

Public Comment – Closed

Mr. & Mrs. Hummel also thanked Sharon and staff for their help

Motion to approve ZB 21-05 – Osno

Second – Paetzold

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

4. Kevin & Mandy Manley

ZB 21-06

140 Carlton Ave., Block 13.50, Lot 1 (MD Zone)

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

Sworn – Kevin Manley

Rakesh Darji

Property is a corner property – Carlton Ave. & Bon Air Drive

Fence location would be approximately 10’ from the property along Bon Air Drive.

Fence relocation would allow for a larger fenced in rear yard for privacy, future pool and dog

Existing fence material is white vinyl - additional panels to be purchased

No landscaping to be removed

Will not affect the site-triangle at intersection of Carlton Ave. and Bon Air Drive

Mr. Darji – letter dated 4/12/2021 – applicant has addressed all comments and has no concerns as for safety

Mr. Manley also thanked Sharon and staff for their help

Board Comment – None

Public Comment – None

Motion to approve ZB 21-06 – Osno

Second – Paetzold

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

5. Raj Patel & Avni Segal

Z21-07

6 Carrington Way, Block 15.19, Lot 6 (MD-1 Zone)

Applicant is proposing an inground pool with side and rear yard setback of 5' where 15' is required and 45.2% impervious coverage where 45% is permitted

Sworn – Raj Patel

Avni Segal

Gary King – Jersey Pools

Rakesh Darji – ERI

Exhibit A-1 - Pool Grading Plan

Exhibit A-2 – Devonforde Estates HOA approval letter - dated 4/1/2021

Applicant stated that there were other pools in the area/development

Applicant addressed the wetlands area behind his property line – pool installation will not affect

Pool will be designed with 6' stone bed for better drainage – Mr. King and Mr. Darji agree

Construction equipment access will be along property and neighbor's property – neighbor has no issue

Mr. Darji – letter dated 4/12/2021

When development was approved all grading drained to rear of property

Has no concerns

Filter cartridge will be used – no back wash

Public Comment

Ankit Patel – sworn

4 Carrington Way

Neighbor and shares property line, has no objection to what is being proposed

Public Comment – Closed

Mr. Raj Patel thanked Sharon and staff for the help and expressed that they made the process very positive

Board Comment – None

Motion to approve Z21-07 – Osno

Second – Paetzold

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

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April 19, 2021

Minutes – March 15, 2021

Motion to approve – Osno

Second – Paetzold

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

Resolutions

ZB 21-01 – Brightview

Motion to Memorialize – Osno

Second – Thomas

Ayes: Carragher, Lutner, Thomas, Osno, Paetzold

Public Comment – None

Board Comment

Chairperson Student expressed how happy he was to hear the well-deserved compliments to Sharon and the Community Development staff for all the help with the process. He also thanked Matt, Rakesh and their staffs for the same.

Communication/Organization

Sharon announced that the Chairperson of the Environmental Commission, Ila Vassallo, has invited two Planning Board Members and two Zoning Board Members to take part in the Local Watersheds and Health of our Streams Workshop. One meeting will be on line, one meeting on site. Sharon asked that if any member is interested to contact Ila for further information.

Also announced is the new alpha/numeric system for applications and resolutions

Example – prior application number – ZB – year – numeric sequence

New – Z – year – numeric sequence

Next Scheduled Meetings: 5/17/2021, 6/21/2021

Meeting adjourned: 8:50 p.m.

