

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

June 21, 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: Fox, Grantner, Lutner, Thompson, Osno, Student

Absent: Carragher, Paetzold, Thomas, Wessner

Staff: Wieliczko, Lopez, Rijs, Kinney

Continuation of Scheduled Matters – None

Chairperson Student made a statement on his 19 years with the Township serving the Planning Board, Zoning Board, Economic Development Committee and was proud to be part of the 2020 Vision Plan. He thanked the numerous people that he worked with during the past years that included the Township Managers, Township Staff, Developers, Mayors and Council members and the Professional staff especially ERI, CME and Matt Wieliczko

New Business

1. 1 Ferguson Ct.

Z21-10

Block 54.01, Lot 15 (RD 2 Zone)

Robert & Theresa Sollitto

Kyle Eingorn, Attorney for Applicant

Applicant is seeking bulk variances for a 6 ft. fence in the front yard within Bortons Road where 4 ft. is permitted and an existing shed located 38.1 ft. from the ROW of Bortons Road where 50 ft. is required

This is a corner property with two front yards (Ferguson Ct. and Bortons Road)

Sworn – Scott Brown – Engineer – Ransom Consulting, LLC

Philip Ruggiere – Planner -Ransom Consulting, LLC

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Anthony Lopez – Engineer – ERI

Applicant will be installing extension of existing fence and removing portion of fence not located on Lot 8 that will be moved back approximately 10 ft.

There are no site line conditions

Applicant will submit amended plan showing fence location

Anthony Lopez – ERI letter dated 6-16-2021

Applicant's engineer addressed all concerns

Fence will be moved off the neighbor's property

Variances requested are not detrimental to the zone plan

Board Comment

Board Member Fox asked how far the existing fence encroaches on the neighbor's property

Mr. Brown – approximately 5 – 6 ft.

Board Member Fox asked the location of second shed

Mr. Brown – left of house off of Ferguson

Board Member Lutner wants to clarify that the fence will be moved to comply

Mr. Brown – yes

Mr. Wieliczko asked that fence detail be given to Zoning Office

Public Comment

Catherine Katecki – 123 Bortons Road – sworn

Ms. Katecki had not been told that the fence was being removed

Wants to be contacted by the Sollitto's

Wants to be advised who and when fence and any trees will be removed

Will work with the Sollitto's

Exhibit A-1 -Variance Plan dated 11-25-2020 prepared by Civalier Engineering & Surveying, Inc.

Mr. Brown showed the location of fence encroaching onto Ms. Katecki's property

Condition before construction of fence would include some kind of communication/notice in written form be provided to the adjoining property, disposal of material will be taken care of, fence detail will be provided.

No schedule for the fence to be installed is available at this time

Ms. Katecki will be notified with date and time

No trees will be removed from the adjoining land owner's property

Ms. Katecki has no objection to removal and disposal of fence

Public Comment – Closed

Mr. Wieliczko summarized

Applicant is seeking bulk variances for an existing 120 sq. ft. shed located in the front yard - 38.1 ft. front yard setback where 50' is required and an existing 6' fence in the front yard setback where 4' is permitted.

Applicant agrees to amend plans and show fence to be removed and replaced

Submit fence details

Remove fence from Lot 8

No trees to be removed

Will notify neighbor when and who will be installing fence

Motion to approve Z21-10 – Osno

Second – Fox

Ayes: Student, Thompson, Fox, Lutner, Osno, Grantner

2. 209 Poplar Ave.

Z21-11

Block 81.14, Lot 6 (RD-1 Zone)

William F. & Jessica Harris

Applicant is seeking a bulk variance to locate a 6' fence in the front yard

This is a corner property with two front yards (Poplar Ave. & Bass Rd.)

Sworn – William Harris -Homeowner

Anthony Lopez – Engineer – ERI

Applicant will require a bulk variance from the existing non-conforming conditions of minimum lot area, minimum lot width, minimum front, rear and side yard setbacks and maximum impervious cover

Applicant wants fence to match those in the area

Fence will not block the site line – approximately 70' to 80' from Poplar Ave.

Exhibit A-1 -Survey and Plan of Premises dated 5-19-2017 shows location of fence

Exhibit A-2 and A-3 – Photos showing corner properties with fences in the area

No trees will be removed

Post and rails that are falling down and encroaching on Lot 5 will be removed

Will be a natural look fence installed for privacy and safety

Some landscaping will be installed

Anthony Lopez – ERI letter dated 6-16-2021

Applicant has addressed all concerns

Site distance will not be an issue

No trees to be removed

Concern about the utility pole located on the property

Mr. Harris stated that there is no utility easement that he is aware of

Will do some research and will supply any information found

Will move fence to have utility pole outside of fence and will submit a new survey to Mr. Lopez

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Board Comment

Board Member Fox thanked Mr. Harris for taking into consideration the utility pole

Public Comment

David McVaugh – 210 Poplar Ave. – sworn

Suggested that the fence be in front of house

Mr. Wieliczko asked if there was any objection to the application?

Mr. McVaugh – None

Public Comment – Closed

Mr. Wieliczko summarized

6' fence in front yard along Bass Road

Relief for existing non-conforming conditions

Mr. Harris thanked Sharon and Janice for the assistance during the process

Motion to approve Z21-12 – Osno

Second – Lutner

Ayes: Student, Thompson, Fox, Lutner, Osno, Granter

Minutes – May 17, 2021

Motion to approve – Osno

Second – Thompson

Ayes: Student, Thompson, Fox, Osno, Grantner

Resolutions

Z 21-08 Lumley

Motion to approve – Osno

Second – Fox

Ayes: Student, Thompson, Fox, Grantner

Z 21-09 CFT NV Developments, LLC

Motion to approve – Fox

Second – Thompson

Ayes: Fox, Thompson

Public Comment – None

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Board Comment

Chairperson Student thanked Zane Clark for all his work throughout the last 14 months with the remote meetings

Next Scheduled Meetings: 7/19/2021 Reorganization

Meeting adjourned: 8:46 p.m.