

**TOWNSHIP OF EVESHAM
ZONING BOARD OF ADJUSTMENT**

Minutes

September 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, Grantner, Masson, Thompson, Paetzold, Repsher

Absent: Fox, Norris, Thomas

Staff: Wieliczko, Arcari, Newton, Kinney

Continuation of Scheduled Matters

Mr. Wieliczko announced **ZB 21-02 Marlton UE, LLC** would be carried to the October 18, 2021 Zoning Board Meeting. No additional notice is required

New Business

1. 1 Westcott Road

Z21-21

Block 39.01, Lot 20 (MD Zone)

Caitlin Urzi, Applicant - Sworn

Applicant is seeking bulk variance for setback for pool and surrounding slate patio

Exhibit A-1 Plan of Pool As-built

Exhibit A-2 Two Photos

Exhibit A-3 Pool Grading Plan

Addition of slate patio shown on As-built gives a rear setback of 12' where 15' is required

Drainage patterns have improved – no issues

No new landscaping proposed

Proper notice was done

Does not adversely affect neighbors

Board Comment – None

Stacey Arcari – ERI – Sworn
Referred to letter dated 8-12-2021 – has no further comment

Public Comment - None

Mr. Wieliczko
Applicant is seeking bulk variance for slate patio attached to pool with rear yard setback of 12' where 15' is required

Motion to approve Z21-21 – Thompson
Second – Masson
Ayes: Grantner, Masson, Paetzold, Repsher, Thompson, Carragher

2. 679 Barton Run Blvd. Z21-24

Block 44.25, Lot 59 (RD-1 Zone)
Thomas & Nora Sooy, Applicant – Sworn
Applicant is seeking bulk variance for Impervious Coverage for paver patio
Where paver patio impervious coverage is 70.8% where 70% is permitted
Exhibit A-1 -HOA letter – Forest Glen Community Assoc., Inc. for deck only
Exhibit B – Plan of Survey
Pavers existing when applicant purchased dwelling in 2006
Property backs up to Open Space
Drainage flows to rear of property
No drainage issues
Does not adversely affect the neighbor's property
Applicant agrees to get HOA approval for paver patio

Board Comment- None

Stacey Arcari– ERI – letter dated 9-14-2021 – has no issues

Public Comment – None

Mr. Wieliczko
Applicant is seeking a bulk variance for Impervious Coverage 70.8% where 70% is permitted for a 16' x 20' paver patio
Deck on survey is not before the Board at this time

Motion to approve Z21-25 – Thompson
Second – Grantner
Ayes: Grantner, Masson, Paetzold, Repsher, Thompson, Carragher

3. 9 Christopher Drive

Z21-25

Block 19, Lot 28 (MD Zone)

Michael & Patricia Luceri, Applicant – Sworn

Applicant is seeking bulk variance for an inground pool in rear of property

South East side yard setback for pool – 7’ where 15’ is required

South Eastside yard setback for pool equipment 9’ where 15’ is required

Exhibit A-1 Plan of Survey- Existing Conditions

Exhibit A-2 Pool Grading Plan

Exhibit A-3 Plan of Survey with hand written notes

Location of pool due to Wetlands Transition area located on property

Portion of patio, swing set, portion of fence, paved pad to be removed from
Wetlands Transition area

Fence to be relocated close to pool out of wetlands area

Contractor to be used – Swim-Mor Pools

Possible cartridge filter to be used

Drainage will not adversely affect neighbors

Board Comment

Board Member Thompson – correction should be made to application page 5 of 6 -
address Mt. Laurel to Marlton

Stacey Arcari – ERI – letter dated 9-14-2021

Asked applicant to clarify fence will be moved out of wetlands area

Applicant agreed

Ms. Arcari – Swim-Mor should be aware of the transition area and information of
any disturbance be provided

Public Comment – None

Mr. Wieliczko

South East side setback for pool 7’

South East side setback for equipment 9’

Because of wetland transition applicant agrees all excavation will be out of that area

No disturbance in wetlands

If any disturbance a General Permit will be required by NJDEP

Removal of swing set, paved pad, portion of paver patio, portion of fence from
wetlands transition area

Motion to approve Z21-25 – Thompson

Second – Masson

Ayes: Grantner, Masson, Paetzold, Repsher, Thompson, Carragher

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Minutes – August 16, 2021

Motion to approve - Thompson

Second – Masson

Ayes: Grantner, Masson, Repsher, Thompson, Carragher

Resolutions

Motion to approve – 2021-ZB-15/Z21-15 – Radbill - Thompson

Second - Grantner

Ayes: Grantner, Masson, Repsher, Thompson, Carragher

Motion to approve –2021-ZB-16/Z21-17 – Damian - Thompson

Second – Grantner

Ayes: Fox, Grantner, Masson, Repsher, Thompson, Carragher

Motion to approve – 2021-ZB-17/Z21-19 – Indian Cultural - Thompson

Second – Masson

Ayes: Grantner, Masson, Repsher, Thompson, Carragher

Motion to approve – 2021-ZB-18/Z21-22 -Pernia - Thompson

Second – Grantner

Ayes: Grantner, Masson, Repsher, Thompson, Carragher

Motion to approve – 2021-ZB-19/Z21-23 – MidAtlantic - Masson

Second – Thompson

Ayes: Grantner, Masson, Repsher, Thompson, Carragher

Public Comment - None

Board Comment - None

Communication/Organization

Chairperson Carragher asked Board Members to contact Board Secretary Newton as soon as possible if they cannot attend a meeting. This is to confirm a quorum for the applicants

Board Secretary Newton announced a change in meeting dates

The April 18, 2022 meeting has been changed to April 25, 2022

The June 24, 2022 meeting has been changed to June 13, 2022

Proper notice will be done

Next Meeting – 10/18/2021

Meeting Adjourned – 7:55 p.m.