



Township of Evesham

Mayor Jaclyn Veasy - Councilwoman Heather Cooper - Councilwoman Patricia Hansen - Councilman Eddie Freeman, III - Councilwoman Ginamarie Espinoza

984 Tuckerton Road • Marlton • NJ 08053 • 856-983-2900 • www.evesham-nj.org

Township Manager – Robert Corrales
Township Clerk – Mary Lou Bergh

Zoning Board of Adjustment

Agenda

November 21, 2022

7:00 P.M.

Time Limitations: *In accordance with the Board rules of procedure, the Board shall be under no obligation to consider new testimony, new evidence or proofs or new matters after 10:00 pm. These time limits may be extended in the discretion of the Board Chair upon request and for good cause shown.*

I. Meeting called to order

II. Flag salute

III. Statement of conformance with Open Public Meetings Act

IV. Roll call

| | |
|--------------------------------|-----------------------------|
| Patrick Carragher, Chairperson | Rochelle Thomas, Vice Chair |
| Cathy Borstad, Member | Michael Grantner, Member |
| Sean Masson, Member | Michael Thompson, Member |
| Andrew Willmott, Member | Dr. Vinta Ganju, Alt. #1 |
| Roger Graterol, Alt. #2 | Jason Repsher, Alt. #3 |

V. Continuation of scheduled matters:

1. **106 Wescott Road:** Block 32.02, Lot 2 **Z22-19**
Perry & Michelle Gambino Zone: MD (Medium Density)
Existing Use: Single family home
Application: “C” bulk variances for new roof extension over patio, Chapter 160-64E(1), & a garden shed, Chapter 160-64E(2)(b).
Setback Required: rear yard 25’ / Setback Proposed 17’5” (roof extension)
Setback Required: rear yard 12’5” / Setback Proposed 12’ (existing garden shed)
Application carried from October 17, 2022 Zoning Board of Adjustment meeting.

VI. New Business

1. **11 Old Republic Lane:** Block 38.01, Lot 53 **Z22-22**
Christopher & Staci Lipenta Zone: RG1 (Regional Growth)
Existing Use: Single family home
Application: “C” Bulk variance, in-ground swimming pool, Chapter 62-62A
Setback Required: rear yard 15’ / Setback Proposed: 7’
Setback Required: rear and side yard 5’ / Setback Proposed: 3’ (pool filter equipment)
Application to be carried to December 19, 2022 Zoning Board of Adjustment meeting.



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- 2. **Route 73 & Ardsley Drive:** Block 35.07, Lot 6 & 7 **Z22-23**
Willow Ridge Plaza, Newbridge LLC Zone: C-1 (Commercial)
Existing Use: Shopping Center
Attorney: Duncan M. Prime, Esq.
Application: “D” Use variance, Floor Area Ratio (FAR), Chapter 160-68.E(7)
1,070 S.F. building addition at former Lane Bryant retail store
FAR permitted 0.22 / Proposed: 0.2265

- 3. **80 Picadilly Circle:** Block 52.19, Lot 41 **Z22-25**
Scott & Alisa Anthony Zone: RD1 (Rural Development)
Existing Use: Single family home
Application: “C” Bulk variances, in-ground swimming pool and hot tub, Chapter 62-62A
Setback Required: rear and side yard 15’ / Setback Proposed: 5’ (in-ground pool)
Setback Required: rear and side yard 15’ / Proposed: 5’(hot tub)

- 4. **418 Sedgwick Lane:** Block 13.53, Lot 10 **Z22-26**
Andrew Toland Zone: MD (Medium Density)
Existing Use: Single family home
Application: “C” Bulk variance, impervious coverage, Chapter 160-64E(1)
Amount of Impervious Coverage allowed: 45% / Proposed: 48% (addition)
Application to be carried to December 19, 2022 Zoning Board of Adjustment meeting.

VII. Minutes from Previous Meeting: October 17, 2022 Meeting

VIII. Memorialization of Resolutions:

2022-ZB-25: 427 Elmwood Rd N (Block 11.47, Lot 3) Z22-15

2022-ZB-26: Joaquin & Rebecca Rivera-Pagan, 215 Chestnut Ave. (Block 65, Lot 14) Z22-20

2022-ZB-27: Michael & Michelle Gavio, 108 Meadowview Cir. (Block 11.03, Lot 1) Z22-21

IX. Public Comment

X. Board Comment

XI. Communication/Organization

XII. Adjourn

If you cannot attend the meeting, please contact the Board Secretary - newtonj@evesham-nj.gov

Meeting Dates – 2022

12/19

2023

1/23

2/27

3/20

4/17

5/15

6/19

7/17 (reorg)