

**TOWNSHIP OF EVESHAM
Zoning Board of Adjustment**

**Minutes
7:00 P.M.**

April 25, 2022

Municipal Building

Call to Order

Meeting brought to order by Chairperson Carragher at 7:00 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

Roll Call

Present: Masson, Thomas, Willmott, Repsher, Thompson, Carragher

Absent: Fox, Grantner

Staff: Wieliczko, Arcari, Newton, Kinney

Continuation of Scheduled Matters:

1. 33 Birchwood Drive

Z22-03

Block 11.06, Lot 10 (MD Zone)

Application continued from March 21, 2022 Zoning Board Meeting

Jamie Coia Tagland & Engel Tagland – sworn

Stacey Arcari – ERI - sworn

Applicant has worked with Office staff and Professional staff to better understanding of the ROW definitions

Exhibit A-5 -Memo and photos from applicant dated 4-23-2022 – showing property, markings of proposed fence, curve in road, intersection of Birchwood/Greenbrook, clear view of stop sign, view of curb of neighbor's driveways

(Exhibit A-1 – A-4 shown at 3-21-2022 ZB Meeting)

Ms. Coia Tagland – 6' fence will be installed 12.5' will be installed off the Birchwood Drive ROW

Existing fence will be removed

Shed will be moved to meet 5' rear yard setback

Stacey Arcari – ERI – 3-14-2022 letter dated

Impressed by the work supplied by applicant

Applicant has shown site distances and feels that it is adequate

Board Comment – None

Public Comment – None

Mr. Wieliczko summarized

This applicant has been continued from the 3-21-2022 Zoning Board Meeting

Applicant is requesting bulk variances for a 6' fence in the front yard and a 144 sq. ft shed in the front yard

6' fence will be located 12.5' off the ROW

144 sq. ft shed will be located 16.5' off the ROW and will meet rear yard setback of 5'

Proposed will not obstruct the site line

Will not adversely affect drainage to property or neighbor property

Motion to approve Z22-03 – Coia Tagland – Thompson

Second – Masson

Ayes: Masson, Repsher, Thompson, Carragher

New Business

1. 1 Baron Avenue

Z22-06

Block 20.14, Lot 16

Maria Bacuilima – sworn

Jessica Tapia, Daughter – sworn

Stacey Arcari – ERI – sworn

Exhibit A-1 – Plan of Survey

Exhibit A-2 – 3 Photos showing type of fence and shrubs/flowers proposed

This is a corner property (Baron & Duke Ave.)

Driveway comes out onto Duke Ave.

Fence proposed along Baron Ave. (fence shown on plan on Lot 1 is existing)

Pool shown on plan has been filled in – existing fence on plan has been removed

Fence will be purchased from fence company but will be installed by applicant

Fence company will supply information for installation

Applicant agrees to supply proposed fence installation plan with dimensions from the property line

Applicant agrees to have ERI review plan before installation

Ms. Tapia, daughter of Ms. Bacuilima agreed that the fence will not obscure the site line

Stacey Arcari – ERI – letter dated 4-13-2022

While this is a corner property it has a stop sign and site line is not as critical
Proposed location of fence does not appear to be an issue
For proper installation, suggest finding rebar when starting to install

Mr. Wieliczko – the fence at rear of property will be extended by one section of fence? – Applicant - yes

Board Comment – None

Public Comment – None

Mr. Wieliczko summarized

Applicant is requesting a bulk variance to install a 6' fence in the front yard on the eastern side of the property along Baron Ave.

Old fence to be removed

Applicant agrees to all conditions and recommendation in the ERI letter dated 4-13-2022

Applicant agrees to provide installation plan with proposed fence and dimensions, will show one panel along Lot 15 and landscaping

Applicant stated that there are no drainage problems

Motion to approve Z22-06 – Bacuilima – Thompson

Second – Masson

Ayes: Masson, Thomas, Willmott, Repsher, Thompson, Carragher

Minutes – 3-21-2022

Motion to approve - Thompson

Second – Masson

Ayes: Masson, Repsher, Thompson, Carragher

Resolutions

Motion to approve 2022-ZB-03 – Voorhees Group/WAWA – ZB20-01 with minor changes - Thompson

Second – Masson

Ayes: Masson, Willmott, Thompson, Carragher

Motion to approve 2022-ZB-04 – Alex Bush -Z22-01 – Thompson

Second – Masson

Ayes: Masson, Repsher, Thompson, Carragher

Motion to approve 2022-ZB-05 – Donald & Debra Jones – Z22-02 – Thompson

Second – Masson

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Ayes: Masson, Repsher, Thompson, Carragher

Motion to approve 2022-ZB-06 – Mark & Kara Wallace – Z22-05 – Thompson

Second – Masson

Ayes: Masson, Repsher, Thompson, Carragher

Public Comment – None

Board Comment

Chairperson Carragher addressed the Board – Board Secretary Newton will not be available for a short period of time. Regina Kinney will be filling in

Communication/Organization

Board Secretary Newton reminded the Board that the next meeting – May 16, 2022 will be held upstairs in Conference Room A & B due to the Evesham School District Art Show which will be in the Court Room. An additional reminder will be made

Next Meeting – 5-16-2022

Meeting Adjourn: 8:10 p.m.