

**TOWNSHIP OF EVESHAM
Zoning Board of Adjustment
Minutes**

June 13, 2022

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

Roll Call

Present: Masson, Thomas, Repsher, Carragher

Absent: Fox, Grantner, Willmott, Thompson

Staff: Wieliczko, McCarthy, Rijs, Kinney

Continuation of Scheduled Matters:

1. 16 North Maple

Z22-09

Block 4.03, Lot 2 & 8 (C-3 Zone)

Marur Dev

Application: "D" variance relief request for multi-family residential use in a zone where it is not permitted

Applicant has retained an Attorney and asked that application be carried to the August 15, 2022 Zoning Board meeting – agrees to waive all action dates

New Business

1. 92 Carlton Ave

Z22-08

Block 13.11, Lot 30

Denis Nelasov -sworn

Applicant is seeking three bulk variance to locate a 6' fence in a front yard setback, a shed less than 5' from the side property line and an above ground pool within the front yard setback

Exhibit A-1 Land Survey dated 10/4/2021

Exhibit A-2 Schematic of proposed changes

Exhibit A-2 Three photos taken by applicant (1) existing conditions (1) rendering of proposed fence product image (1) proposed pool product image

This is a corner property – Carlton Ave. & Hornsby Dr.

10 x 12 shed was on property when purchased by applicant – 2'8" from side yard where 5' is required

Fence will be in the front yard setback (Hornsby Dr. side) 3' from property line

Pool will be in front yard setback (Hornsby Dr. side) 10' from property line. Pool will be no closer than 15' from the rear property

Pool equipment will be located along side of house next to the chimney structure, will supply details and installation information to ERI

Applicant will supply fence details and installation information to ERI

Applicant agrees to supply ERI with grading plan

Applicant stated that all will be installed professionally and will be maintained

Ryan McCarthy, ERI – sworn -letter dated 6-8-2022

Satisfied with information

Grading plan showing no adverse effect on drainage should be submitted

Mr. Nelasov – there are three sump pumps around property – drainage is not a problem

Mr. McCarthy requests that those be shown on the grading plan

Board Comment

Board Member Thomas – asked the location of the pool ladder and should it be marked

Mr. Nelasov – ladder will be located on the side of pool on the house side

Chairperson Carragher

Previously there was an issue with the setback location to the ROW

Mr. McCarthy – would like the ROW shown on the survey along Hornsby Dr.

Board Member Masson – asked the location of the pool equipment and how deep is the pool

Mr. Nelasov – the equipment will be located along the house next to the existing chimney bump out and the pool will be 52"

Public Comment – None

Mr. Wieliczko summarized

Applicant is seeking variances for the location of pool, fence and pre-existing shed

Hardship due to corner property and narrowness of rear yard

Shed – side yard setback of 2'8" on the western side of property where 5' is required

Fence – 6' in front yard where 4' is permitted

Pool in front yard 10' from property line
Applicant agrees to condition set forth in ERI letter dated 6-8-2022
Applicant will submit grading plan showing location of sump pump and ROW
No adverse conditions
No back wash, a cartridge system will be used
Fence will not impede the site line
Applicant agrees to submit fence details to ERI and Zoning Officer
Latter will be located on the house side of pool
Pool equipment will be located next along the house next to the existing chimney structure and will supply schematic

Motion to approve Z22-08 – Nelasov – Masson
Second – Repsher
Ayes: Masson, Thomas, Repsher, Carragher

2. 300 S. Route 73

Z22-12

Block 4.01, Lot 12.01
Marlton Square Shopping Center
Richard J. Goldstein, Attorney for Applicant
Applicant is seeking three (3) one (1) year extensions
Applicant was granted approval to an Amended Preliminary and Amended Final Site Plan, with associated bulk variances, to modify a portion of the existing stormwater basin to create an additional 45 on-site parking spaces October 16, 2016-ZB12-03A2
Applicant proceeded with project and due to sale of property and the COVID-19 pandemic the project was delayed
Applicant's attorney gave a brief presentation of the project to give the board a better understanding of the project.
No building or change of use was proposed
Property was sold and new ownership seeks extension to implement approvals
Stan Huner, Regional Property Manager, Bayer Properties, LLC – sworn
Ryan McCarthy, ERI – sworn

Mr. Huner - efforts are being made by Management team to help with getting leases for property
Parking plan will be implemented
Hopes to restore Shopping Center – at time of purchase occupancy was 87%, at this time below 75%
Pursuing high quality tenants

Brian Conlon, Engineer, Langan Engineering – sworn
Exhibit A-1 Aerial Overlay – dated 10/2016

There will be 2 sets of parking installed – total of 45 bring the total parking spaces for site to 440
10 spaces behind Trader Joe's
35 spaces on the Starbuck's end of shopping Center
Trash enclosures will be up graded
Stormwater drainage system proposed under the 35 spaces
Pedestrian only crossing to Jackie's Crossing

Board Comment

Board Member Masson – concerned that the 10 parking spaces by Trader Joe's will be utilized by the residents of Jackie's Crossing

Mr. Wieliczko – applicant can take this into consideration

Board Member Masson – will any charging stations be installed

Mr. Goldstein – Jurisdiction of this board is only what has been previously approved in 2016

Ms. Thomas – how and why are these extensions requested

Mr. Wieliczko – Applicant did what was necessary for the approvals but due to change of ownership and the COVID pandemic extension of time is required. Mr. Goldstein's cover letter dated 5-4-2022 helped to explain

Mr. Wieliczko – summarized

Notice for this hearing was recommended and the applicant complied

Applicant is requesting three (3) one (1) year extension of time through August 14, 2023

Motion to approve Z22-12 – TRPF-Marlton Square, LLC – Masson

Second – Repsher

Ayes: Masson, Thomas, Repsher, Carragher

Minutes – 5-16-2022

Motion to approve – Masson

Second – Repsher

Ayes: Masson, Thomas, Repsher, Carragher

Resolutions

Motion to approve 2022-ZB-09 St. Joan of Arc Church – Z22-04 – Masson

Second – Repsher

Ayes: Masson, Thomas, Repsher, Carragher

Public Comment – None

Board Comment

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Board Member Masson asked how board attendance is monitored

Mr. Wieliczko – there are excused and non-excused reason that are taken into consideration

Chairperson Carragher – there has been no changes at this time

Board Member Repsher – has been asking people to consider serving on the board

Communication/Organization

Next Meeting – 7-18-2022 - Reorganization

Meeting Adjourn: 8:10 p.m.