



Zoning Board of Adjustment

Agenda

March 20, 2023

7:00 P.M.

Revised

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 |
| Jack Lynn, Alt. #4 | |

V. Continuation of scheduled matters:

- 301 Route 70 West:** Block 21, Lot 1.01 **Z22-29 (see ZB21-02)**
 Marlton UE, LLC Zone: C-1 (Commercial), Evesham Crossroads Overlay District
 Existing Use: Commercial/Shopping Center
 Attorney: William Hyland, Esq.
Application: Amended preliminary site plan for phasing of Pad A and B and final major site plan to construct two new pad sites with variance requests and modification of preliminary approval for site circulation. Preliminary conditional approval with "D" and "C" variances (ZB21-02) approved 10/18/21 (Res. 2021-ZB-24; 11/15/21).

VI. New Business

- 220 Route 73:** Block 20, Lot 1.02 **Z22-28**
 Chick-fil-A Zone: C-1 (Commercial)
 Existing Use: Fast food restaurant
 Attorney: Duncan Prime, Esq.
Application: "D" Use variance and "C" Bulk variances for construction of a 570 S.F. building addition to the existing Chick-fil-A and addition of a dual drive thru lane with meal order/delivery canopies.
Carried to April 17, 2023 Zoning Board of Adjustment meeting.



Township of Evesham

"Respecting Diversity, Preserving Dignity"

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

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

Township Manager – Robert Corrales
Township Clerk – Mary Lou Bergh

- 2. **571 Elmwood Road:** Block 11.51, Lot 10 & 11 **Z22-31**
 571 Elmwood Road, LLC (c/o) Tomeko Foster Zone: LD (Low Density)
 Existing Use: Single family residential dwelling
 Proposed Use: 16-unit Townhouse subdivision
 Attorney: Charles D. Petrone, Esquire
Application: Request for a bifurcated "D" variance for density.

- 3. **27 Columbia Drive:** Block 13.61, Lot 23 **Z23-03**
 Ronald Michael Matthews Zone: MD (Medium Density)
 Existing Use: Single family residential dwelling
Application: "C" Bulk variance, in-ground swimming pool, Chapter 62-62A
 Rear yard setback for pool required 15'/Proposed 1.5'

- 4. **206 Wellington Drive:** Block 13.58, Lot 10 **Z23-04**
 Jaime & Wayne Davies Zone: MD (Medium Density)
 Existing Use: Single family residential dwelling
Application: "C" Bulk variances, in-ground swimming pool, Chapter 62-62A, two (2) existing sheds, Chapter 160-64E(2)(b), and impervious coverage, 160-64E(1)
 Side yard setback for pool required 15'/Proposed 7'
 Rear yard setback for pool required 15'/Proposed 3'
 Side yard setback for pool equipment required 5'/Proposed 2'
 Rear yard setback for shed #1 required 5'/ Proposed 1.5'
 Rear yard setback for shed #1 required 5'/ Proposed 1.5'
 Impervious coverage allowed 45%/Proposed 50.8%
Carried to April 17, 2023 Zoning Board of Adjustment meeting.

VII. Minutes from Previous Meeting: February 27, 2023 Meeting

VIII. Memorialization of Resolutions:

- 2023-ZB-01: Valenzano, 931 Tuckerton Rd., Block 105, Lot 11 & 13 Z22-30
- 2023-ZB-02: David & Rachel Green, 6 Olympia Dr., Block 13.61, Lot 7 Z23-01
- 2023-ZB-03: George Verikakis, 507 Justice Dr., Block 11.40, Lot 19 Z23-02

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

2023

4/17 5/15 6/19 7/17 (reorg)