

**TOWNSHIP OF EVESHAM  
ZONING BOARD OF ADJUSTMENT**

**Minutes**

**August 21, 2023**

**7:00 P.M.**

**Municipal Building**

**Call to Order**

Meeting brought to order by Chairperson Thomas at 7:00 p.m.

**Flag Salute**

**Statement of Conformance with Open Public Meetings Act**

Chairperson Thomas 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 Planning Board meeting

**Roll Call**

**Present:** Grantner, Masson, Willmott, Ganju, Lynn, Carragher, Thomas

**Absent:** Smith, Thompson, Graterol, Humphrey

**Staff:** Arcari, Wieliczko, Newton, Kinney

**Organization of the Board**

- a. Appointment of Conflict solicitor – tabled at this time

**Executive Session/Closed Session 7:05 p.m.**

Motion to go into Executive Session to discuss matters in accordance with N.J.S.A. 10-4-12 – (Pending Litigation – WA Outdoor Advertising, LLC v Evesham Zoning Board) – Carragher  
Second – Lynn

All in Favor

Motion to come out of Executive Session – 7:25 p.m.

All in Favor

**Continuation of Scheduled Matters - None**

**New Business**

**1. 210 Mill Road**

**Z23-12**

Block 94, Lot 15 (FW Zone)

Keith Manna – sworn

Gregory Manna – sworn

Stacey Arcari – sworn

Exhibit A-1 – Plan of Survey

Exhibit A-2 – New Jersey Pinelands Commission Certificate of Filing

Applicant is proposing a 36' x 60' pole barn/garage

Variances requested – (1) size of pole barn, (2) side yard setback of 12'5" where 50' is required, (3) rear yard setback of 17' where 50' is required, (4) impervious coverage of 22.5% where a maximum of 20% is permitted

Accessory to home for truck, boat and tools

Lot sized is existing non-conforming - 1 acre in FW zone – 3.2 required

Mr. Manna – not proposing any commercial activity

No living quarters

No car lifts

No trees to be removed

Proposed utilities – at this time electric

Pole barn is not a pre-fab, height of walls 12', 19' at peak, will submit for building permits

Will have gutter with down spouts pitched away from neighboring properties

Applicant addressed General Comments in ERI letter dated 8-15-2023, applicant will submit plans

Applicant agrees plans will show location of septic system and well

There will be no adverse impact to property or neighbor's properties

Stacey Arcari – ERI – letter dated 8-15-2023

Applicant agrees to recommendations and comments

Ms. Arcari - what kind of floor is being proposed

Mr. Manna – concrete

Ms. Arcari - this should be shown of plans with grading

Applicant agrees

Ms. Arcari – asked about trees and root system when floor is installed

Applicant will do silt fencing during construction

Ms. Arcari – grading plan is to be reviewed by Pinelands

#### Board Comment

Chairperson Thomas – is there only one door

Mr. Manna – there will be 2 garage doors and 1 man door

#### Public Comment – None

Mr. Wieliczko summarized

Applicant is seeking variances for a 36' x 60' pole barn

Size of pole barn

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North side yard setback of 12.5' where 50' is required  
Rear yard setback of 17' where 50' is required  
Impervious coverage of 22.5% where 20% is permitted  
Applicant agrees to recommendations and comments in ERI letter dated 8-15-2023  
Applicant agrees to gutters with down spouts pitched away from neighbor's property  
No adverse impact to any neighbor's property  
No commercial operation  
Not for rent  
No residential use  
No car lifts/mechanical operations  
Must submit for building permits and utilities  
Tree protection and tree replacement

Motion to approve Z23-12 Manna – Willmott  
Second – Grantner  
Ayes: Grantner, Masson, Willmott, Ganju, Lynn Carragher, Thomas

**Minutes – 7-18-2023**

Motion to approve – Grantner  
Second – Carragher  
Ayes: Grantner, Masson, Willmott, Ganju, Lynn, Carragher, Thomas

**Resolutions**

Motion to approve 2023-ZB-21 – Caden – Z23-12 - Carragher  
Second – Willmott  
Ayes: Grantner, Masson, Willmott, Carragher, Thomas

Motion to approve 2023-ZB-22 – 301 Route 70 West, Marlton UE, LLC – Z22-29 – as amended –  
Carragher  
Second – Grantner  
Ayes: Grantner, Masson, Willmott, Carragher, Thomas

**Public Comment - None**

**Board Comment - None**

**Communication/Organization - None**

**Next Meeting – September 18, 2023**

**Meeting Adjourned – 8:20 p.m.**