

**TOWNSHIP OF EVESHAM
ZONING BOARD OF ADJUSTMENT**

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

October 16, 2023

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, Smith, Thompson, Ganju, Humphrey, Lynn, Carragher, Thomas

Absent: Masson, Willmott, Graterol

Staff: Wieliczko, Darji, Newton, Kinney

Continuation of Scheduled Matters

1. 1081 Tuckerton Road – Z23-16 carried to 11/20/2023
Newspaper notice not done in a timely matter
Property owners within 200' done correctly

New Business

1. **21 Lowell Drive** **Z23-17**
Block 15.11, Lot 4 (SEN-2 Zone)
Hyacinth & Stanley Michael – sworn
Rakesh Darji – sworn
Applicant is proposing to construct a 281 sq. ft. L shaped deck
Property is located in the Legacy Oaks development
Rear setback of 10' where 20' is required
Property backs to wooded area
Exhibit A-1 – Survey existing conditions
Exhibit A-2 – Survey with Deck
Exhibit A-3 – Drawing of deck
Exhibit A-4 – 3 photos of property
Exhibit A- 5 – Homeowners Association Letter

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Will not negatively impact neighbors
Similar decks in the area
Will not encroach in the wetlands or area marked on survey – no construction zone
Existing patio will remain under deck

Rakesh Darji – ERI – letter 10-9-2023
Applicant has addressed all comments and concerns
Property backs up to open space

Board Comment

Chair Thomas – will down spouts be moved
Mr. Michael – they will be extended under the deck so drainage will remain to flow in the same direction

Public Comment – None

Mr. Wieliczko – summarized
Applicant is proposing to construct a 281 sq. ft. deck with a rear yard setback of 16' where 20' is required
Will not alter drainage
Will not adversely affect neighbors
Applicant agrees to recommendations and comments in ERI letter dated 10-9-2023

Motion to approve Z23-17 – Carragher
Second – Thompson
Ayes: Grantner, Smith, Thompson, Ganju, Humphrey, Carragher, Thomas

Minutes 9-18-2023

Motion to approve – Grantner
Second – Lynn
Ayes: Grantner, Smith, Ganju, Humphrey Lynn, Thomas

Resolutions

Motion to approve 2023-ZB-25 Holding a Closed Session of Meeting to the Zoning Board on Oct. 16, 2023 – No Action Taken - Thomas
Second – Thompson
Ayes: All in Favor

Motion to approve 2023-ZB 26- Beth Tikvah – Z23-11 – Smith
Second – Lynn
Ayes: Grantner, Smith, Ganju, Humphrey, Lynn, Thomas

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Motion to approve 2023-ZB-27 – Appointment of Professionals 2023-2024 – appointed at July, 2023 Meeting and to include Conflict Solicitor –Lynn

Second – Thomas

Ayes: Grantner, Smith, Ganju, Humphrey, Lynn, Thomas

Board Comment - None

Public Comment - None

Communications/Organization

Board Secretary Newton gave an overall review of the Zoning Board of Adjustment Annual Report – July 18, 2022 to June 30, 2023

This report is a review of the decisions on applications and appeals for variances

This report once adopted will be sent to the Governing Body and Planning Board for zoning ordinance amendments or revisions if any

Board members are asked to review the report for comments

This report will not be adopted at this meeting, possibly next meeting

Public Comment – None

Board Comment - None

Executive Session/Closed Session:

7:30 p.m. - Board went into Executive Session

Discussed Matter is accordance with N.J.S.A. 10:4-12

(Pending Litigation – WA Outdoor Advertising, LLC v Evesham Zoning Board)

(Pending Litigation – FHG, NJ, Inc. v Evesham Zoning Board)

8:10 p.m. – Board came out of Executive Session – No Formal Action was taken

Meeting Adjourned – 8:15 p.m.