

**TOWNSHIP OF EVESHAM  
ZONING BOARD OF ADJUSTMENT**

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

**November 20, 2023**

**Municipal Building**

**Call to Order**

Meeting brought to order by Vice-Chair Carragher  
at 7:03 p.m.

**Flag Salute**

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

Vice-Chair Carragher 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, Ganju, Humphrey, Lynn, Carragher  
Thompson (arrived at 7:07)

**Absent:** Smith, Willmott, Graterol, Thomas

**Staff:** Wieliczko, Darju, Newton, Kinney

**Minutes 10-16 -2023**

Motion to approve – Grantner

Second – Lynn

Ayes: Grantner, Ganju, Humphrey, Lynn, Carragher

**Resolutions**

Motion to approve 2023-ZB-28 – Hyacinth & Stanley Michael – Z23-17 – Thompson

Second – Grantner

Ayes: Grantner, Thompson, Ganju, Humphrey, Carragher

**Continuation of Scheduled Matters - None**

**New Business**

**1. 1081 Tuckerton Road**

**Z23-16**

Announcement was made that this application will be carried to the December 18, 2023 Zoning Board Meeting

Proper notification was made – no additional notice needed

**2. 210 Mill Road Z23-13A**

Block 94, Lot 15 (FW Zone)

Keith Manna – sworn

Greg Manna – sworn

Rakesh Darji – sworn

Exhibit – A-1 Survey

Exhibit – A-2 Grading Plan

Applicant is seeking amendment to proposed 36' x 60' detached garage

Applicant was previously before the Zoning Board on August 21, 2023 – Z23-13 and was granted approval for this accessory structure rear and side yard setback

Applicant is seeking to modify the northern property line setback from 12.5' to 9.5'

Previously approved impervious coverage 22.5% - with new grading plan is now showing 21.7%

Survey – Exhibit A-1 shows 24' driveway extension

Applicant agrees with recommendations and comments in the ERI letter dated 11-10-2023

Slab will be constructed per Board Engineer's recommendations

There will be no adverse drainage to property or neighbor's property

Use of structure is for accessory use – not for rent – no bedroom, bathroom, car lifts

Location of utilizes will be shown at time of permit submission

Will submit As-Built including septic system

Driveway will be crushed milling

Proposed pole barn – 14' walls, 21' at peak

Applicant agrees as a condition of approval if drainage becomes a problem applicant will correct at his own expense

Rakesh Darji – ERI – letter dated 10-11-2023

Applicant agrees to comments and recommendations

Property backs up to tree line area

**Board Comment**

Vice-Chair Carragher – why do you want to move the pole barn

Mr. Manna – would give more space and is aesthetically pleasing

Mr. Wieliczko – summarized

Applicant is seeking amended approval of Z23-13 for a 30 X16 pole barn garage

Northern side setback of 9.5'

Impervious coverage – grading plan showing 21.7%

Detail height will be modified and not exceed 21'

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Additional condition – if any negative impact due to drainage, applicant will correct as his own expense

Motion to approve Z23-13A- Manna – Grantner  
Second – Thompson  
Ayes: Grantner, Masson, Thompson, Ganju, Humphrey, Lynn, Carragher

**3. Zoning Board of Adjustment Annual Report for 2022-2023**

Board Secretary Newton presented Report  
Asked for any comments from Board  
Board is very happy with report – thanked Ms. Newton  
A resolution will be prepared for the next meeting  
Next meeting is 12-18-2023

**Executive Session/Closed Session** – to discuss matters in 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)

7:40 p.m. – motion to go into Executive Session – 2023-ZB-29 – Masson

Second – Thompson

All in Favor

7:50 p.m. – Board came out of Executive Session

No Formal action taken

**Board Comment** - None

**Public Comment** - None

**Communications/Organization** – Next meeting 12-18-2023

**Meeting Adjourned – 7:55 p.m.**