

**TOWNSHIP OF EVESHAM
ZONING BOARD OF ADJUSTMENT**

Minutes

December 18, 2023

7:00 P.M.

Municipal Building

Call to Order

Meeting brought to order by Chair Thomas at 7:03 p.m.

Flag Salute

Statement of Conformance with Open Public Meetings Act

Chair 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: Thompson, Ganju, Humphrey, Lynn, Thomas

Absent: Grantner, Masson, Smith, Willmot, Graterol, Carragher

Staff: Wieliczko, Darji, Newton, Kinney

Minutes 11-20-2023

Motion to approve – Thompson

Second – Lynn

Ayes: Thompson, Ganju, Humphrey, Lynn

Resolutions

Motion to approve 2023-ZB-30 – Manna, 210 Mill Rd. – Z23-13-A –Thompson

Board Member Humphrey questioned information concerning the height

Mr. Wieliczko – information was in paragraph 7 on page 4 in Resolution

Second - Lynn

Ayes: Thompson, Ganju, Humphrey, Lynn

Motion to accept Zoning Board of Adjustment Annual Report, July 18, 2022 to June 30, 2023 –

Thompson

Second – Lynn

Ayes: Thompson, Ganju, Humphrey, Lynn, Thomas

Report will be forwarded to Planning Board and Township Council

Continuation of Scheduled Matters – None

New Business

1. 1081 Tuckerton Road

Z23-16

Block 43, Lot 3 (RG-2 Zone)

Cheryl Reeves – sworn

Rakesh Darji – sworn

Exhibit A-1 – Survey

Exhibit A-2 – Garage Elevations

Exhibit A-3 – Grading Plan

Exhibit A-4 – Plan showing location of new septic system & old septic system

Applicant is seeking bulk variance for a 720 sq. ft. detached garage with a side yard setback of 9' where 25' is required

Open space/tree line next to the property line

24' x 30' garage will replace sheds and barn that have been demolished

Existing electrical connections will be used – has applied for electrical permits

No other utilizes are proposed

Gravel driveway is existing and will be used and will not be paved

Applicant agrees to modify grading plan to show the ingress and egress

Impervious coverage – existing 6.3% - 6.1% is proposed

Modified plans should show the location of the new septic system and new limit of disturbance

As a condition of approval – proposed will not be used as living quarters – no kitchen

No adverse drainage is proposed – if so, applicant will fix at own cost

Rakesh Darji – ERI – letter dated 10-9-2023 – revised 12-11-2023

There is a stream that runs through property, after some investigation, flood area is away from the proposed area

Applicant has addressed comments and recommendations

Board Comment

Board Member Humphrey asked if property is in a controlled flood area?

Are the garage doors off the ground and elevated?

What is the purpose of the porch on the garage?

Mr. Darji – this is not in the flood area

Applicant – garage doors are not elevated

Applicant – the porch is a sitting area

Public Comment – None

Mr. Wielczko summarized

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Applicant is seeking a side yard (north) setback of 9' where 25' is required for a 720 sq. ft. detached garage

Applicant proposed to replace barn and shed with garage

No tree removal

Will submit plans showing stone drive and any concrete accesses

Agrees to update impervious calculations

Will provide location of septic system

Will provide limit of disturbance

Will provide diagram of electrical work

No added utilities

No living quarters, no kitchen or cooking

No adverse drainage – if so will correct at own expense

Will supply information on any Outside Agencies is needed

Motion to approve 1081 Tuckerton Road – Z23-16 – Thompson

Second – Thomas

Ayes: Thompson, Ganju, Humphrey, Lynn, Thomas

Board Comment - None

Public Comment - None

Communications/Organization – Next meeting 1-22-2024 – this is not a regular hearing date due to 3rd Monday being a holiday

Meeting Adjourned – 7:45 p.m.