

**TOWNSHIP OF EVESHAM
ZONING BOARD OF ADJUSTMENT**

June 11, 2024

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

Municipal Building

Call to Order

Meeting brought to order by Chair Thomas at 7:10 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, Willmott, Ganju, Humphrey, Lynn, Carragher, Thomas

Absent: Grantner, Masson, Smith, Graterol

Staff: Wieliczko, DiStefano, Arcari, Newton, Kinney

Continuation of Scheduled Matters –

New Business

- | | |
|---|----------------------|
| <p>1. 46 Eaton Ave.
Block 20.17, Lot 13 (MD Zone)
Renee & Mark Mullen – sworn
Staci Arcari – sworn
Applicant is proposing to construct a 90 sq. ft. porch with a front yard setback of 24.2 ft. where 30' is required
Exhibit A-1 – (2) photos
Exhibit A-2 – Survey
Some landscaping will be removed to build deck and will be replaced with flowed beds after construction
Steps to be built, will not encroach more than 5'
Drainage pattern will not be affected – drainage goes to street
Applicant agrees to submit an updated survey requested by ERI showing dimensions of existing shed, deck and patio in rear yard</p> | <p>Z24-09</p> |
|---|----------------------|

Staci Arcari – ERI – letter dated 6-4-2024
Applicant agrees to recommendations and comments
No further comments needed

Board Comment

Board Member Humphrey – questioned impervious coverage
This was addressed in ERI's letter – with proposed porch, impervious coverage will be 24.5% below the maximum of 45%

Public Comment – None

Mr. Wieliczko summarized

Applicant is seeking a variance for a front yard setback of 24.2' where 30' is required
Applicant agrees to recommendations and comments in ERI letter dated 6-4-2024
Applicant will provide updated survey

Motion to approve 46 Eaton Ave. – Z24-09 – Thompson
Second – Carragher

Ayes: Thompson, Willmott, Ganju, Humphrey, Lynn, Carragher, Thomas

Mr. Wieliczko recused himself – property owner within 200' of his residence
Mr. Marco DiStefano – Conflict Attorney for Zoning Board

2. 15 Annapolis Drive

Z24-11

Block 13.64, Lot 20 (MD Zone)

Kevin & Joanne Cannon – sworn

Staci Arcari – sworn

Applicant is proposing an in-ground pool with rear yard setback of 7' where 15' is required and side yard setback of 7' where 15' is required

Exhibit A-1 - (3) photos of property

Exhibit A-2 – Swimming Pool Grading Plan

Exhibit A-3 – Survey and Plan of Premises

Landscaping to be installed

Drainage runs off to street, no problems, there will be a swale to direct to front of property

Mr. Cannon – there is also a drainage swale existing for the development 12' x 24' pool, 4' deep

Applicant agrees if any damage accrues due to construction will replace as owner's expense

Applicant will submit new plan showing shed being removed and note about damages

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Board Comment

Board Member Humphrey – what is behind your property?

Mr. Cannon – a house with a pool. Pool is approximately 20'+ from property line

Public Comment – None

Motion to approve 15 Annapolis Drive Z24-11 – Thompson

Second – Carragher

Ayes: Thompson, Willmott, Ganju, Humphrey, Lynn, Carragher, Thomas

Minutes - None

Resolutions: None

Public Comment – None

Board Comment - None

Communications/Organization - Next meeting – regular scheduled meeting June 17, 2023

Meeting Adjourned – 7:40 p.m.