

**TOWNSHIP OF EVESHAM  
ZONING BOARD OF ADJUSTMENT**

**Minutes**

**November 21, 2022**

**7:00 P.M.**

**Municipal Building**

**Call to Order**

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

**Flag Salute**

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

Chairperson 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 Zoning Board meeting

**Roll Call**

**Present:** Borstad, Masson, Thompson (7:10), Ganju, Repsher, Thomas, Carragher

**Absent:** Grantner, Willmott, Graterol

**Staff:** Darji, Dochney, Wieliczko, Newton, Kinney

**Continuation of Scheduled Matters**

**Z22-22 – 11 Old Republic Lane**

Related to publication

Continued to December 19, 2022

**Z22-26 – 418 Sedgwick Lane**

Related to mailed notices

Continued to December 19, 2022

**1. 106 Wescott Road**

**Z22-19**

Carried from October 17, 2022

Block 32.02, Lot 2 (MD Zone)

Perry & Michell Gambino – sworn

Rakesh Darji – sworn

Applicant is proposing a 14' x 36' overhang with a rear yard setback of 17.5' where 25' is required. An existing shed with a rear yard setback of 12' where 12.5' is required

Exhibit A-1 – Plan of Survey

Exhibit A-2 – Sketch showing overhang

Exhibit A-3 – Photo showing dimensions

Property backs up to Lenape Regional High School District easement – overhang will not be in this area

Applicant agrees as a condition of the approval to provide details of overhang and down spouts installed

Proposed will not have any adverse effect on drainage to property or neighbor's property

No landscaping to be removed or added

Ms. Gambino – would like overhang for protection from the elements

Rakesh Darji – ERI – letter dated 9-15-2022, revised 11-14-2022

Applicant has provided all testimony needed

Existing shed setbacks of side yard 1.6' where 5' is required and rear yard 2.7' where 12.5 is required

Board Comment – None

Mr. Wieliczko – summarized

Applicant is seeking

Rear yard setback of 17.5' where 25' is required for a 14'x 36' overhang

Rear yard setback of 2.7' where 12.5' is required and side yard setback of 1.6' where 5' is required for an existing 160 sq. ft. shed

Motion to approve Z22-19 – 106 Westcott Road - Gambino– Repsher

Second – Masson

Ayes: Borstad, Masson, Ganju, Repsher, Thomas, Carragher

## **New Business**

### **1. 80 Picadilly Circle**

**Z22-25**

Block 52.19, Lor 41

Scott & Alisa Anthony – sworn

Rakesh Darji – sworn

Applicant is proposing to install an in-ground pool, rear and side yard setback of 5' where 15' is required, relocate hot tub

Exhibit A-1 - Survey

Exhibit A-2 – Pool Grading Plan – showing infiltration trench

Exhibit A-3 – A-6 – 4 photos showing existing conditions of rear yard

Swim-Mor – installation of pool

No adverse conditions from drainage to property or neighbor's property

Applicant will provide noted utility easement on plan

Applicant testified drainage runs from front to back of property

Applicant agrees to maintain the infiltration trench  
Applicant agrees to provide revised grading plan  
Applicant thanked Board for hearing application, pool will be beneficial to family

Rakesh Darji – ERI – letter dated 11-14-2022  
Applicant has provided testimony required

Board Comment

Board Member Thomas – confused about the location of spa and landscaping and do you have a Home Owners Association  
Applicant will be moving spa  
Applicant referring to Exhibits A-3 & A-4 – garden will be removed and tree, could have some landscaping need trench  
Property is located in Kings Grant and there is a Home Owners Association

Public Comment – None

Mr. Wieliczko – summarized  
Applicant is seeking side yard and rear yard setback of 5' where 15' is required for an in-ground pool  
Agrees that there will be no adverse effect on drainage  
Agrees to conditions set forth in the ERI letter dated 11-14-2022  
Applicant will provide Home Owners Association approval

Motion to approve Z22-25 – 80 Picadilly Circle – Anthony – Thompson  
Second – Masson

Ayes: Borstad, Masson, Thompson, Ganju, Repsher, Thomas, Carragher

7:45 – Chairperson Carragher called for a break

7:50 – Meeting resumed

**2. Route 73 & Ardsley Drive**

**Z22-23**

Block 35.07, Lot 6 & 7  
Willow Ridge Plaza, Newbridge LLC  
Sara Werner, Attorney for Applicant  
Glen Tomkinson – Project Manager - sworn  
Jason Scullo – Engineer – sworn  
James Miller – Planner – sworn  
Rakesh Darji – sworn  
Chris Dochney – sworn  
Board Member Borstad recused herself as a precaution

Exhibit A-1 – Site Plan  
Exhibit A-2 – Picture of existing front façade of space  
Exhibit A-3 – Picture of existing rear façade of space  
Applicant has no issues with comments and recommendation is the ERI and CME letters and will all prior approvals

Mr. Tomkinson is the project manager for Penn Real Estate  
Proposed tenant is requesting a 6,000 sq. ft area and needs more storage space  
Proposing a 1,170 sq. ft addition to rear of building  
Rear addition will match existing façade

Jason Scullo – Engineer  
Referred to Exhibit A-1 – Site Plan  
Existing conditions exceed parking spaces and there will be no impact in rear  
Will provide truck turning template  
Will revise plan to show Floor Area Ratio of 22.82%  
Lot area – 739,614 sq. ft.  
Checklist waivers requested – such a minor improvement not needed  
Will provide No Interest Letter from Burlington County  
Mr. Darji feels NJDOT letter not need  
Signage will comply with ordinance  
New addition will not impact loading area

James Miller – Planner  
Relief requested is justified  
Appropriate use for the site  
Proposed addition is for proposed tenant and will be a better use for the space  
No change for front façade except to change the sign  
No change in parking demand  
Will not have an impact to neighborhood

Chris Dochney – CME – letter dated 10-13-2022  
Applicant has addressed comments and recommendations  
Applicant meets the intent of the zone  
Addition will be in rear  
De minimis increase in the Floor Area Ratio

Rakesh Darji – ERI – letter dated 11-14-2022  
Applicant has addressed comments and recommendations

Board Comment

Board Member Masson – is there a lease agreement for the tenant?

Are there no smoking signs by the dumpsters?

Is the roof height the same?

Who will maintain the rear of the property?

Mr. Tomkinson – there is a lease letter of intent. The dumpsters are sprinklered. The roof height will be the same. The rear property will be maintained

Board Member Thomas – concerned about the path by the dumpster pictured in Exhibit A-3

Mr. Tomkinson – the path will work

Public Comment – None

Mr. Wieliczko – summarized

Applicant is seeking a 'D' variance for an increase in Floor Area Ratio, proposed 22.82%

Proposing a 1,170 sq. ft. addition

Agrees to comments and recommendations in the ERI and CME letters

Will comply with all prior approvals

Will submit truck turning template

Motion to approve – Z22-23 – Route 73 & Ardsley Drive-Willow Ridge Plaza – Thompson

Second – Masson

Ayes: Masson, Thompson, Ganju, Repsher, Thomas, Carragher

**Minutes – October 17, 2022**

Motion to approve – Thompson

Second – Masson

Ayes: Masson, Thompson, Ganju, Repsher, Thomas, Carragher

**Resolutions**

Motion to approve 2022-ZB-25 - 427 Elmwood R. N –Z22-15 - Thompson

Second – Masson

Ayes: Masson, Thompson, Ganju, Repsher, Thomas, Carragher

Motion to approve 2022-ZB-26 – Joaquin & Rebecca Rivera-Pagan, 216 Chestnut Ave. – Z22-20 - Thompson

Second – Thomas

Ayes: Masson, Thompson, Ganju, Repsher, Thomas, Carragher

Motion to approve 2022-ZB-27 – Michael & Michelle Gavio, 108 Meadowview Cir. – Z22-21 – Thompson

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Second – Masson

Ayes: Masson, Thompson, Ganju, Repsher, Thomas, Carragher

**Public Comment - None**

**Board Comment**

Board Member Thompson asked if digital copies could be made more available at the meetings.

Board Secretary Newton – that is up to the applicant

Mr. Wieliczko – most applicants do not have the ability to do this

Chairman Carragher thanked the Board's staff for all the work they do

Wished everyone a Happy Thanksgiving

**Communication/Organization – None**

**Next Meeting – December 19, 2022**

**Meeting Adjourned – 8:40 p.m.**