

**TOWNSHIP OF EVESHAM  
ZONING BOARD OF ADJUSTMENT  
MINUTES**

**20 October 2014**

**7:00 PM**

**Municipal Bldg.**

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**Call to Order**

Chairperson Williamson called the meeting to order at 7:02 PM.

**Flag Salute**

**Statement of Conformance**

Chairperson Williamson made the statement of conformance with the Open Public Meetings and the Municipal Land Use Legislation.

**Roll Call**

Present: Bernstein, Rodgers, McGoey, Parikh, Hughes, Laspe, Lowden, Williamson

Also Present: Matthew Wieliczko Solicitor, Leah Bruder Furey Planner, Rakesh Darji  
Traffic Engineer, Chris Rehmann Engineer, Regina Kinney Secretary,  
Terri Bracchi Recording Secretary

Absent: Eckle, Alperin, Fitzgerald,

**Approval of Minutes**

A motion was made by Parikh and seconded by Rodgers to approve the minutes of the September 15, 2014 meeting.

Ayes: Bernstein, Rodgers, McGoey, Parikh, Laspe, Hughes, Lowden, Williamson

Rakesh Darji and Leah Bruder Furey were sworn in by Matthew Wieliczko, Solicitor

**Unfinished/New Business**

**Marlton Green Development, LLC ZB 14-14**

**Bulk Variance – Sign**

Route 70 & Route 73 & Main St. Block 25, Lot 2.03 (C-1/EVCO Zone District)

Applicant is seeking variances to permit the construction of two new freestanding signs, one along Rt. 70 frontage and one to replace existing multi-tenant sign on Main St. at the Rt. 73 ramp.

Patrick McAndrew, Attorney for Applicant.

Richard Ragan, Planner and 25% owner; Barry Jacobson Sign Co, sworn in.

Richard Ragan

Exhibit A1 – existing Main St. free-standing sign.

There is no sign on Rt. 70 and part of the property had been taken over by DOT.

Vehicles on the overpass cannot see the center.

There is no left hand turn from 70 into the center. People do not know the address of the center.

DOT took 44 parking spaces and put a basin in and the basin needs better landscaping.

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Proposed sign will be 22' high for the tenants and a logo.

#### Exhibit A2 – Sign

Mattress Warehouse will be taking over the 10,000 sq. ft. space where Frank's Nursery was.

There will be no changes to the building.

#### Exhibit A3 – Marked up sign.

The sign will be located 12' behind curb line and 25' back from Rt. 70. The entrance will be relocated. The applicant has a state permit to place sign in right-of-way.

The set-back on Main St. will be no closer than 13' from the corner post. Will provide a scaled plan showing the right-of-way. There will be landscaping around the base of the sign. Will be using the same plant pallet as previous.

#### Exhibit A4 – Landscape plan.

Barry Jacobson, Forman Sign Co.

Sign will be internally lit with fluorescent lighting. LED channel letters will be used.

Acrylic steel column will be painted.

#### Professional Reports

Leah Furey Bruder, Planner – report of September 2, 2014.

Most comments have been addressed.

Rakesh Darji, Traffic Engineer – report of August 19, 2014

Need a copy of the information submitted to DOT.

Various colors make it easier to identify the center.

#### Public Portion

Charles Hubs 42 N. Green Acre Drive, Cherry Hill, sworn in.

Feels the sign is a good idea.

Matt Wieliczko, attorney – Conditions of Approval

Bulk variance for 2 signs;

7 variances requested;

Only name of business on the tenant panels;

Background to be all the same;

Plan must show locations of signs including Dunkin Donuts Free standing sign.

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Copy of permit received from DOT;  
Landscaping for signs – exhibit A4  
Copy of sign plan to DOT to submit to board.

Parikh made a motion to approve the sign variances and conditions agreed to by applicant, seconded Lowden

**Recorded Votes**

Ayes: Bernstein, Lowden, McGoey, Rodgers, Parikh, Laspe, Williamson  
Naes: None  
Abst: None  
Motion approved 7-0-0

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**Evesham Municipal Utilities Authority                      ZB 14-18**

**Capital Improvement**

355 Brandywine Drive, Block 1.01, Lot 19 (MD Zone District)

Applicant proposes to install a communications antenna on the roof of the existing Biofor building at height of 49' 5".

Anthony Drollas, Attorney for Applicant

Kelly Grant Esquire for Mr. Drollas

James Hanson, Civil Engineer and Jeffrey Rollins Executive Director of MUA sworn in.

This is a capital improvement but a 3 ½' variance is needed for the height of the antenna on the roof. The application is for upgrades to the control system at the water and waster plants in Woodstream and Elmwood plants. The pole will 10' and the antenna will sit about 44'. This will be 500' from any residential developments. There will be a minimal visual impact.

**Public Portion**

Charles Hampsen, sworn in. Questioned the 39' size of the building.

Public Portion closed.

Bernstein made a motion that based on the information, to approve the 10' high 2" pole and building 41'7" variance, seconded Rodgers

**Recorded Votes**

Ayes: Bernstein, Lowden, McGoey, Rodgers, Parikh, Laspe, Williamson  
Naes: None  
Abst: None  
Motion approved 7-0-0

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#### Resolutions

ZB 12-18A Brixmoor

Rodgers motion to approve, seconded Bernstein

Ayes: Williamson, Laspe, Bernstein, Rodgers

ZB 14-15 Timber Ridge – (Use)

Parikh motion to approve, seconded McGoey

Ayes: Bernstein, McGoey, Parikh, Rodgers, Laspe, Williamson

ZB 14-10 Waite

Rodgers motion to approve, seconded Parikh

Ayes: Bernstein, McGoey, Parikh, Rodgers, Laspe, Williamson

Next meeting will be held on November 17, 2014

Adjournment 8:10 PM.

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Approved by Board

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Regina Kinney, Secretary

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Terri Bracchi, Secretary