

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

**April 28, 2014**

**7:00 PM**

**Municipal Bldg.**

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**Call to Order**

Chairperson Williamson called the meeting to order at 7:05 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: Alperin, Parikh, Bernstein (arrived 7:12), Hoffman Laverghetta, Rodgers, Laspe, Williamson

Also Present: Matthew Wieliczko Solicitor, Kelly Ann Willis, Engineer, Leah Furey Bruder Planner, Richard Orth Traffic Engineer, Regina Kinney Secretary, Terri Bracchi Recording Secretary

Absent: Fitzgerald,

**Approval of Minutes**

A motion was made by Hoffman and seconded by Rodgers to approve the minutes of the March 17, 2014 meeting.

Ayes: Parikh, Hoffman, Rodgers, Williamson

**Unfinished/New Business**

**Paramount Square at Marlton, LLC                      ZB 12-03A**

**Amended Major Site Plan – Prel/Final – Bulk Variance**

300 S. Rt. 73 & 22 & 24 South Maple Ave.

Block 4.01, Lots 12.01, 20.01, 20.02

(C1, EVCO, C-3 Zone district)

Applicant proposes to construct additional parking on lots 12.01, 20.01 and 20.02 to serve the two existing office building on South Maple Ave. and the Marlton Square Shopping Center.

Richard J. Goldstein, Attorney for Applicant.

Alperin stepped down on this application.

Brian Conlon Engineer, Dan Disario Traffic Engineer, Maurice Zeharia Paramount Realty sworn in.

All professional staff members were sworn in by Mr. Wieliczko, Solicitor.

Mr. Goldstein application is regarding 2 properties that abut Marlton Square Shopping Center on Rt. 73 and Maple Ave.

Exhibit A1 - Access easement area on Maple Ave.

Block 4.01 lot 22.01 is located on S. Maple Ave. and contains a 5,000 sq. ft. office building;

Block 4.01, Lot 22.02 is also on S. Maple Ave and contains a 2,000 sq. ft. office building.

Both properties are in the C-3 Zone district.

This proposal would interconnect the parking areas for the three lots and would provide cross access and parking easements. The access will be at the rear of Gap and Blue Mercury stores and would provide additional parking area. This proposal will add 23 parking spaces to serve the existing buildings. There will be no improvements on S. Maple Ave, same curb cuts, no signage and will be designated as employee parking only in the center. The easement has been sent to Mr. Wieliczko. There will be cross access, shared maintenance, and landscaping. Many variances are pre-existing, non-conforming.

Maurice Zeharia, of Paramount Square LLC, is the owner and CEO.

Bought the property in 2002. Expanded Trader Joe's with property he bought from Mr. Malloy. A restaurant was added called "Turning Point" and Ethan Allen will be taking Pottery Barn's space. The company owns about 30 shopping centers. There will be no signage added on Maple Ave. There will be signage in the rear; a shade tree will be added and a contribution will be made for 5 more trees.

Brian Conlon, Engineer- submitted a site construction plan. The parking lots on Maple Ave. will be changed to asphalt. There is a shed on the Mortgage Co. property that will be demolished. 2 lights and 1 storm drain will be relocated. There are no variances requested in the shopping center area.

#### Professional Reports

Richard Orth Traffic Engineer - report of April 14, 2014

Number of parking spaces will be increased. There will be no signage on Maple Ave. or in the shopping center. A letter from the County is required. The cross easement has been submitted.

Kelly Ann Willis, Engineer – report of April 22, 2014

Majority of the issues have been addressed. The proposed impervious coverage and drainage system on the lots fronting on South Maple Ave. will be reconstructed and the existing structures will remain changed.

Leah Furey Bruder, Planner – report of April 21, 2014

The trash enclosures on lot 12.01 need to be improved.

Variances required on Block 4.01 Lot 20.01 22 South Maple Ave are:  
Maximum Impervious Coverage; minimum open space ratio; minimum side and rear yard parking setback and parking ratio.

Variances required on Block 4.01 Lot 20.02 24 South Maple Ave. are  
Minimum side and rear yard parking setback; buffer to adjacent non-residential and parking ratio.

It is recommended that the applicant work with the department of community development to make a contribution toward the installation of five trees on public lands.

Mr. Goldstein – applicant will look at the trash enclosure.

Public Portion – no comment.

Matt Wieliczko solicitor reviewed the application with conditions agreed to by the applicant such as:

All conditions addressed by the professionals including variances;

No signage on South Maple Ave or in the shopping center;

Additional signage in area of the Gap for employees only;

Shade tree and contribution by the applicant;

Trash Enclosure

Cross Easement, received from applicant

County approval needed

Lighting plan on South Maple Ave.

Sunken utility trenches.

A motion was made by Bernstein to approve the amended major site plan, preliminary/final, Bulk Variances all conditions agreed to by the applicant and reviewed by the attorney seconded Parikh

Recorded Votes

Ayes: Bernstein, Hoffman, Rodgers, Lowden, Parikh, Laspe, Williamson

Naes: None

Abst: None

Motion approved 7-0-0

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### **Resolutions**

ZB 14-04 St. Joan of Arc

Hoffman motion to approve, seconded Parikh

Ayes: Lowden, Hoffman, Rodgers, Alperin, Parikh, Williamson

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ZB 1104A1 Newbridge LLC  
Rodgers motion to approve, seconded Alperin  
Ayes: Hoffman, Bernstein, Rodgers, Alperin, Parikh, Williamson

ZB 13-17 Artis Senior Living  
Rodgers motion to approve, seconded Alperin  
Ayes: Lowden, Hoffman, Bernstein, Rodgers, Alperin, Parikh, Williamson

Next meeting will be held on May 5, then June 16 and July 27 for Reorganization.

Adjournment 7:46 PM.

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Approved by Board

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Regina Kinney, Secretary

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Terri Bracchi, Recording Secretary