

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

May 5, 2014

7:00 PM

Municipal Bldg.

Call to Order

Chairperson Williamson called the meeting to order at 7:10 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, Hoffman, Lowden, Laspe, Williamson

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

Absent: Fitzgerald, Bernstein, Rodgers

Approval of Minutes

A motion was made by Parikh and seconded by Alperin to approve the minutes of the April 28, 2014 meeting.

Ayes: Parikh, Alperin, Hoffman, Laspe, Williamson

Unfinished/New Business

Dana Monitzer Somer ZB 14-08

90 East Main St., Block 27.05, Lot 10 (C-3 Zone District)

Applicant is proposing a 6' fence in the front yard (corner property – Plymouth Drive)
Section 160-70E (2)

Dana Monitzer Somer sworn in.

Applicant is applying for a variance for a 6" fence on the side near Plymouth Drive. Property is 28' from Plymouth Drive and 129' from Main St. Fence was there when the house was purchased in 2011; new fence is a replacement and is Cedar Wood.

Richard Orth Traffic Engineer – has no problem with the fence or the site triangle.

Public Portion – no comment.

A motion was made by Parikh and seconded by Lowden to approve the application.

Recorded Votes

Ayes: Hoffman, Lowden, Alperin, Parikh, Laspe, Williamson
Naes: None
Abst: None
Motion approved 6-0-0

Rothman Institute – Sign **ZB 14-07**

7001 Lincoln Drive, Block 3.33, Lot 1 (C-1 Zone District)

Applicant is seeking variance approval to replace an existing freestanding sign at the intersection of Route 73 and Greentree Road with a new larger monument sign.

Jeffrey I. Baron, Attorney for Applicant

Michael Scheerin Vice President Rothman Institute; Joe Mancini Engineer, Michael Stein Sign Co. sworn in.

Michael Scheerin – responsible for Rothman Institute; it occupies 35,000 sq. ft. of the building. There is a difficulty with patients finding the building; a telephone box blocks some of the sign. The sign company will be using the colors of the building. There will also be significant landscaping around the sign.

Michael Stein, Sign Co. explained the sign
Exhibit A1 – graphic of sign.

80 sq. ft. is the permitted use; applicant is proposing 105 sq. ft. sign panels only, 145.25 with panels and lattice, 185.25 with panels, lattice & brick base, 267.65 entire structures; previous freestanding sign was 116 sq. ft.

Joe Mancini, Engineer & Planner
Exhibit A2 – site plan

Sign will be located on the corner of Rt. 73 with a 0 setback. The building is a 4-story office building.

Professional Reports

Leah Furey Bruder, Planner – report of May 1, 2014

Have addressed most of the issues. The new sign is nicer and will complement the building.

Richard Orth, Traffic Engineer – report of April 28, 2014

There will be no effect on motorist; no problem with site triangle.

Public Portion – no comment.

Parikh made a motion to approve the application; there were no concerns from the professionals, seconded Lowden

Recorded Votes

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

Naes: None

Abst: None

Motion approved 6-0-0

Cello Partnership d/b/a Verizon Wireless **ZB 14-03**

Use Variance/Minor Site Plan

1001 Marlton Parkway, Block 39, lot 1.04 (INS Zone District)

Evesham School District's bus storage and maintenance compound.

Applicant proposes to locate a telecommunications compound on the existing bus parking lot.

James Mitchell, Attorney for Applicant

Jeff Nagory and James Kyle Planner sworn in.

Applicant would like to put a monopole at the Evesham Township School bus terminal. No existing structure is available; this is mostly a residential area.

Exhibit A1 – site plan. Overall plan of site; under 4 acres and fronts on Marlton Parkway.

A 50' x 50' sq. area in the corner of the lot is where the monopole will go. They will be using the stripped no parking area. Three parking spaces will be used. The concrete pad will be 11'6" x 23'4". The compound will be fenced in. The height of the monopole will be 140 with a lightening rod with twelve communication antennas attached along with a 192 sq. ft. equipment shelter all within a 2,500 sq. ft. compound.

There is no landscaping proposed. A technician will visit site once or twice a month. Site will be monitored. Fence will be a barb wire 6' fence. The generator will be muffled.

Paul Dugan Radio Frequency Engineer

Exhibit A2 map of area. Unreliable area for calls.

Exhibit A3 proposed facility.

Exhibit A4 – figure 4

Exhibit A5

Page 4
Minutes
5 May 2014

Exhibit A6- Aerial Photo & Location map.
Balloon tests were done in March.

Exhibit A7

Exhibit A8 Coverage map

Exhibit A9 - 4 photos
1 & 2 Pelham Road
3 - Willow Ridge Rd.
4 - Iron Gate & Evans Rd
5 - Westcott & Erin dale

Exhibit A10 – photos

Exhibit A11 – letter school board secretary; written authorization.

Professional Reports
Leah Furey Bruder, Planner – report of April 8, 2014
All comments have been provided.

Rakesh Darji, Environmental Engineer – report of May 1, 2014
All items addressed.

Kelly-Ann Willis Engineer – report of April 30, 2014
Issues addressed.

Richard Orth, Traffic Engineer – report of April 24, 2014
This will not be major traffic generator. There will be no impact on the internal circulation.

Public Portion – no comment.

Hoffman made a motion to grant approval for a use variance and minor site plan, also bulk variances, all issues from professional reports, seconded Parikh

Recorded Votes

Ayes: Hoffman, Lowden, Alperin, Parikh, Williamson
Naes: None
Abst: None
Motion approved 5-0-0

Page 5
Minutes
5 May 2014

Resolution
ZB 12-03A – Paramount
Lowden motion to approve, seconded Hoffman
Ayes: Lowden, Hoffman, Parikh, Williamson

Next meeting will be held on June 16, 2014.

Adjournment 9:18 PM

Approved by Board

Regina Kinney, Secretary

Terri Bracchi, Recording Secretary