

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

**May 4, 2015**

**7:00 P.M.**

**Municipal Building**

**Call to Order** Chairperson Williamson

**Flag Salute**

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

Chairperson Williamson read the statement of conformance with the Open Public meetings and the Municipal Land Use Legislation.

**Roll Call**

**Present:** Chairperson Williamson, McGoey, Rodgers, Alperin, Lowden, Hughes, Parikh, Laspe  
**Also Present:** Matthew Wieliczko Esq., Solicitor; Leah Furey Bruder, PP, AICP, Bach Associates, PC;  
Chris Rehmann, ARH, Engineer; Rakesh Darji, ERI Traffic and Environmental Engineer;  
Regina Kinney, Secretary; Loretta Horton, Recording Secretary  
**Absent:** Bernstein

**Minutes:** Motion to approve 20 April 2015 minutes by Parikh, second by McGoey  
**AYES** Williamson, McGoey, Rodgers, Alperin, Parikh, Hughes, Laspe

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**A. UNFINISHED/NEW BUSINESS**

**1. St. Joan of Arc Church ZB 15-07 6-4-15**

**Annual Carnival**

100 Willow Bend Road, Block 32, Lot 2

Special permit pursuant to Code Section 160-11 to conduct annual carnival from 8-24-15 to 8-29-15 (6:00 p.m. – 11:00 p.m.)

Joann Aucello, the representative from St. Joan of Arc sworn in by Solicitor

The event will be six days, August 24-29, 2015

Entertainment, rides, food, beer garden.

11-15 police officers on duty per night. 6p-11p event.

Insurance certificate submitted.

Electrical and other inspections will be completed, game of chance permits will be issued.

Summary:

The Solicitor wants the Township police to be given layout of site and beer garden.

Submit Liability insurance /certificate of insurance in amounts acceptable to the township and solicitor for review and approval.



### **Menu Board**

Exhibit A6

32 sf proposed- standard sign throughout nation, the graphics change every 5 weeks and they use INSERTS. It would be a hardship on the business owner to make new inserts every 5 weeks.

**The DIRECTIONAL** signs are 4' 8" high, mass produced. So they want a standard sign that DD utilizes.

### **Mr. Gravlin:**

Site Plan changes to conform to professionals' reviews-  
Exhibit (April 23, 2015)

Trash enclosures- 2 Dumpsters added.

Left hand turn arrow between bldgs.

Employee and loading traffic only- new signage.

2 planter islands at front and rear drive.

Additional light on utility pole for drive thru traffic in rear.

6' spacing for arborvitaes and extended 50' beyond drive thru window.

Shrubs and ornamental plants added to front.

Promenade lights will be installed after all.

148 plants in total.

Angled parking at eastern end. Will reduce parking to 40 spaces.

Impervious coverage slightly reduced.

Buffer plants on trash enclosures' sides.

Storm water management – peak run off will be reduced (rates)and flow to Route 70.

Install erosion matting without sedimentation for new lawn area.

**Rear grade to draw water away from building will be done.**

Proposes that adequate enhancements have been proposed and may meet conditions necessary for safety, and traffic circulation. Landscaping may enhance aesthetics.

### **Mr. Rea, PE**

Parking variance needed, however due to drive thru there should be less necessity for actual parking spaces. Early in the morning is the demand highest for DD and the other tenants are not in need of the spaces at that time period. Pending DOT approval for curbcuts before any work to be started.

### **Leah Furey-Bruder, PP:**

April 29, 2015

Submitted the revised review plan.

The proposal is consistent by this tenant with the EVCO intent.

Variance requests are remedied to the extent that they can be. Owner should return for western area of site to be enhanced, improved and revitalized in the future.

Trash enclosures will be masonry and landscaping plants will surround same.

**Signage**

Free standing sign A5 the design should be upgraded-make the brick columns wider.

The applicant concurs and will comply.

Illumination of the sign: Opaque background, Code says copy to be transparent.

Name of business illuminated-Not glowing.

Talk to sign designer and comply with code and try to make it happen.

The other tenants may object to the illumination, however, the new panels by the sign designer should stick with Ordinance requirement.

The applicant may seek amended approvals later if necessary.

The arborvitaes will be brought to the end of building or the trash enclosures.

Page 4 of Landscape plan-amend as noted by township Planner.

Directional signs are a minimal issue and acceptable to Planner.

Menu Board Sign-Not opposed to the variance.

No permitted stapled signs or temporary signs. Applicant will comply with permit regulations.

The **extenders** on the Boards may be for advertising depicted on A6. Not really removable according to applicant.

Sound Proofing was a concern of Mr. McGoey. Hopefully the trees and the location of the buildings at Woodstream will minimize the impact. As well as the fact that there are no windows on the DD side.

Mr. Thill advised the sound cones and speakers will direct the sound and believes it will be acceptable from 6am to 10 pm 7 days a week. The sound may drop off after 20 feet away from speaker.

**Rakesh Darji**

Report April 27 2015 second review.

Initial review of traffic study encouraged one way circulation and angled parking.

We support the variance for that. With the condition the spaces should be Layed out in a manner acceptable to the traffic expert-as regards the eastern most perpendicular space.

**Chris Rehmann**

All issues have been addressed and are acceptable. Even the bollards have been added for pedestrian safety.

No drainage issues and the testimony thus far is acceptable. Webbing or meshing on grass can be outlined further. Site is much improved.

**Summary by Solicitor:**

All variances have been discussed. The applicant has addressed the concerns of the Board. The applicant accepts all of the conditions mentioned.

Bollards

Angled Parking

NJ DOT approval to remove driveway.

Maintain evergreens in rear in good health by applicant.

No dumpsters outside of enclosures

Signs consistent with twp ordinances- may come back to Board for any amendments.

Rear grade modification formal design must be submitted to Board professionals.

No temp signs without permits.

Rear of property will have arborvitaes as discussed.

Grass plantings outlined and revised and submitted to Engineer

Eastern most parking space design to be submitted to ZB traffic expert.

Township Engineer suggested there will be bonds and escrow needed for maintenance of the site.

**Public Comment**      Tekal Varadaraj, 24 Continental Lane

Will Dunkin Donuts affect Allison Apartments?

Solicitor and Secretary advised this DD is in a totally different area of town.

**Vote 1**

Approve **conditional Use** Variances 161-1c20b

1.8 acres < Acreage (2.5 acres) needed

Signage

Menu Board

Motion made by Rodgers, second by Parikh

AYES   Williamson, McGoey, Rodgers, Alperin, Lowden, Parikh, Hughes

**Motion to grant Bulk Variance and Site Plan** by Rodgers second by Parikh

AYES   Williamson, McGoey, Rodgers, Alperin, Lowden, Parikh, Hughes

26 Continental Lane, Block 38.03, Lot 4 (MD Zone District)  
Applicant proposes to construct a 600 sq. ft. inground pool, 8 ft. side setback for pool and pool equipment, 15' required, 8 ft. rear setback for pool, 15' required  
Gary Schneider  
Bryan Grigioni, Riverton Custom Pools and renovations.

**Board member Bill McGoey recused himself from the application and stepped down from dais.**

Chris Rehmann Zoning Board engineer summarized his concerns:  
See Adams, Rehmann and Heggan Associates, Inc. Letters dated 3/30 and 4/27/2015  
The survey is not acceptable (exhibit1)  
About Backwash, 4" underground pipe and its sufficiency.  
Collapsible hose out to street  
Is a cartridge filter an option  
The east side of property drains to a neighbor  
Part of the solution is to regrade, reseed, re-sod on East side of home and a professional contractor should be responsible.

Jeffrey Baron, Esquire

Jason Reeve of 28 Continental Lane and his attorney Mr. Baron, articulated their concerns as regards this project.

The project may prove a hardship because of the addition on the rear of the project house, (an addition that hopefully had the proper permits issued before construction.)

It may require a retaining wall.

What concerns will arise with backfilling and a small excavator that will be hauling out soil.

Pine needles may clog the 4' pipe before water drains to street.

Pool may overflow.

Maintenance plan not submitted.

The plan should be revised to address the fence, the trees in the rear and westerly side of site, address the construction access on either side of the house, and find a solution for the drainage and swale issues.

Mr. Reeve has been resident for 13 years, he has children who live at home.

He has concern about grading and stated that the swales fill with water and then pool until the water gets out to the street. Very concerned about proposed 8 foot setback.

Public Comment by residents sworn in by Solicitor.

**Anita Rudman, 30 Continental Lane**

Dog walker with husband, does not see such developments on her daily walks and believes the site is not in keeping with the neighborhood.

**Kenneth Picciano, 20 Continental Lane**

Where will fence be placed around pool when there are trees already on the property line. Will the fence be placed in front of the trees?

**Varadaraj and Surekha Tekal, 24 Continental Lane**

The property line and the fence are a concern.

Equipment noise and any undue disturbance is a major concern

The Schneider addition is close enough to the property line and they are opposed to the pool proposal as it stands.

**Summary:**

The Solicitor wants a grading plan acceptable to Mr. Rehmann the ZB engineer.

The plan must be by a licensed surveyor.

There is no promise of a date set for hearing.

**Board Comment**

Mr. Rodgers suggests re thinking the construction due to cost and allow James Maccariella, Jr., PE (the person hired by the applicant to propose the grading for the in-ground pool), to confer with Mr. Rehmann.

He believes the application should be carried to another date.

Mr. Alperin suggests to applicant to review the plans to avoid harm to neighbors, he realizes that 4-6 backyards are developed, and that because the applicant has a corner plot it is very visible.

**Communications/Organization**

**Resolutions:**

**ZB 12-03A MOD Superfast Pizza, LLC**

**Motion by Parikh, second by Hughes**

**AYES McGoey, Rodgers, Parikh, Laspe, Hughes**

**ZB15-09 Evesham Celebrations Foundation**

**Motion by Rodgers, second by Parikh**

**AYES Williamson, McGoey, Rodgers, Alperin, Parikh, Laspe**

**ZB 15-05 Christina and Tim Pasquale**

**Motion by Rodgers, second by McGoey**

**AYES Williamson, McGoey, Rodgers, Alperin, Parikh, Laspe**

**NEXT MEETING: June 15, 2015**