

**TOWNSHIP OF EVESHAM  
ZONING BOARD OF ADJUSTMENT**

**MINUTES**

**16 March 2015**

**7:00 P.M.**

**Municipal Building**

**Call to Order**

**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, Hughes, Lowden, Parikh  
Also Present: Matthew Wieliczko, Solicitor, Leah Furey Bruder, Planner, Bach Associates, PC; Chris Rehmann, Engineer, Rakesh Darji, Traffic and Environmental Engineer, Regina Kinney, Secretary, Loretta Horton, Recording Secretary  
Absent: Bernstein, Laspe

**Minutes: February 23, 2015**  
Motion to approve by Rodgers, seconded by Lowden

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**Continuation of Scheduled Matters**

<b>ZB 14-14</b>	<b>Krysta Enterprises, LLC</b>	<b>4-20-15</b>
<b>ZB 14-17</b>	<b>New Road Real Estate, LLC</b>	<b>4-20-15</b>
<b>ZB 15-01</b>	<b>Joseph Orlando</b>	<b>4-20-15</b>

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**A. UNFINISHED/NEW BUSINESS**

**1. Marlton QSR Donuts, Inc. ZB 14-05**

**Minor Site Plan-Bulk Variance- Waiver of Submission**

901 Route 70 West, Block 3.10, Lot 4 (C-1/EVCO Zone District)

Applicant proposes to construct an addition for a drive through window at the rear of the building, associated signage and patio for outside seating

William Hyland, Attorney for Applicant

Mr. Robert Baranowski, Attorney

Thomas Thill, Project Mgr for Operator

Jack Gravlin, PE

John Rea, PE, Traffic Specialty

All sworn by Solicitor

Regarding the Site- Dunkin Donuts:

The applicant wants to close off a Route 70 entrance to the site. The NJ DOT will allow such when fees are paid, per Mr. Rea.

The addition will be structurally and aesthetically integrated with existing shopping center.

All studies show that the orders can be handled swiftly and conveniently as a drive thru. There are peak hours and there is a chance for more revenue.

Build a Buffer with evergreen trees from adjacent properties.

**Leah Furey-Bruder:**

See ordinance(s) and go along with the spirit of the ordinance.

Signage –Applicant is 1 of 5 tenants

They will upgrade their own panel on sign.

The owner of the Center will not respond to the township regarding the upgrades to the sign.

Non conforming

Façade Signs- Each will be reduced closer to 100 s.f. to conform to ordinance.

Bulk variance for actual bump out for drive thru window .

EVCO Zone District

Most applicants work with the township to comply with spirit of ordinances.

Owner of property has not participated in this conversation.

Meetings with Regina and Nancy Jamanow were completed so that all pertinent points were covered ahead of time.

**Site references made:**

Exact route behind the building outlined by Leah.

Updated plans not received because tenant finds costs prohibitive.

Removed patio from plans. Need **revised plans for patio area and lighting** as these are now off the table/amended.

**Topics needing discussion and agreements:**

Lighting poles, rear of the site lighting.

Acceptable Elevations of site need to be submitted for review.

Parking

Trash enclosures, dumpsters

Buffers

Signs

Menu Board

Masonry vs PVC for trash enclosures:

The trash enclosures must comply with the Masonry requirement, by statute in the EVCO district or apply for a variance.

Traffic and signage are paramount.

Brick should not be painted it should be elegant and understated.  
Look like brick.  
Buffer in rear-The landscaping-around monument signage  
Plant along the back and fence.

**Summary by Solicitor:**

**This application should be carried, so that the staffs can work together, again, make changes; and the owner and applicants will be able to agree to the application and submit it to the Board.**

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

**Board Comment:**

Concerned about drive-thru safety, this is the back of the building-never intended for a drive thru.

Applicant wants application to be carried to meeting date May 4<sup>th</sup>.

Board agrees.

**2. Troth Associates**

**ZB 15-03**

**Bulk Variance – Signage**

795 Route 70 East, Block 19.01, Lot 1 (C-1 Zone District)

Applicant is proposing to construct a new multi-tenant freestanding sign within the Route 70 right-of-way. Shoppes at Elmwood.

Douglas Heinold, Attorney for Applicant

Joe Scarpati, Owner and Principal

Jim Miller, Planner

Beth-Ann Grasso, Traffic

Joe Scarpati Jr.

Nick Kappatos, Sign Pro

All parties sworn by Matt Wieliczko

The row of shops in the rear of the Center are significantly set-back. We propose a sign that has more than 50% of the sign which reveals the shops and less than 50% to identify the CENTER.

Not enough exposure for tenants.

Joe Scarpati:

2004 in the very beginning the shops wanted visibility. The State over the years has not negotiated a 700 foot maintenance. Finally -a year ago DOT allows signage in the ordinance ok to put sign in the right of way.

The traffic passing has a high volume and the signs bring increase to businesses and it is measurable.

The DOT from Stewart Brooks advised applicant - **get local approval and follow up with guidelines.**

Mr. Miller justifies the relief the applicant is seeking:

Better alternative to current zoning code

Aesthetics

Signs Visible to Identify Tenants-7 inch letters will work -no smaller size.

Smaller monument can identify Driveways

**Leah Furey Bruder**

Background will be **Dark Green** for a more subtle appearance and can be illuminated at night.

No phone numbers or websites to be on signs.

Landscaping at base of sign is compliant.

Monument sign will not list tenants- just Shopping Center name.

The temporary signs must be removed( within the ordinance) and any posts.

Mr. Darji from ERI

No problems with site triangles, sign at driveway okay.

**Exhibits marked:** A2 Site Signage elevations

**Public Comment**

NONE

ZB15-03 Troth Associates

Motion to approve with conditions noted by Parikh

Seconded by Alperin

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

**3. Marlton Assembly of God ZB 15-04**

**Bulk Variance – Signage**

625 East Main Street, Block 19, Lot 1.01 (INS/MD Zone Districts)

Applicant is proposing 2 façade signs and permission for temporary signs for advertising public functions or fund-raising events

Timothy Prime, Attorney for Applicant

Ryan Regina, Pastor

Jon Wegner

All parties sworn by Solicitor

Exhibit A1 Colored elevation of front and side façade.

Exhibit A2 Site plan for temporary signs near Church Sanctuary.

Mr. Prime spoke about the signs, and their variance request for larger signs to be attached to the building. Better for maintenance as well.

The design team will use an aluminum structure and it will blend in very well 54 s.f. to 110 s.f.

They want illumination, edge glow, for the time the building is open until 11 p.m. generally.

They also want some temporary signs and banners based on seasonal and monthly themes and series. They want relief from applying for a high volume of sign permits.

About 8 times a year- each sermon series lasting approximately a month. Props and exhibits to be included.

Furey Bruder:

2 variances needed

Agrees that signage is necessary-due to size of building

Agrees what is proposed is acceptable- illumination appropriate.

Parameters about signs and props for now is permissible.

Ms. Jamanow, Director of Community Development will look at any that are questionable.

Ms. Williamson advised applicant to try to conform with current standards of props and signage.

Mr. Alperin expressed concern about length of time for each display.

**Conditions:**

Lights on timers

Lights out at 11p.m.

No foundations installed for seasonal/monthly displays-not permanent

ZB 15-04 Marlton Assembly of God Bulk variance-Signage

Motion to approve with conditions by Mr. Rodgers

Seconded by Parikh

**AYES** All present

**Public Comment**      **None**

**Board Comment**

**Communications/Organization**

**Resolutions**

**ZB14-15**

**Timber Ridge at Sharp Road**

**Motion by Lowden seconded by Hughes**

**AYES as follows:**

**Lowden**

**McGoey**

**Rodgers**

**Hughes**

**ZB14-22**

**Todd & Nicole Hyman**

**Motion by Parikh seconded by McGoey**

**AYES as follows:**

**Lowden**

**McGoey**

**Parikh**

**Rodgers**

**Hughes**

**ZB15-02**

**Thomas WITTS**

**Motion by Parikh seconded by Lowden**

**AYES as follows:**

**Lowden**

**McGoey**

**Parikh**

**Rodgers**

**Hughes**

**ZB14-21**

**Kerry HOLT**

**Motion by McGoey seconded by Hughes**

**AYES as follows:**

**Lowden**

**McGoey**

**Rodgers**

**Hughes**

**ZB14-23**

**Christina VIVIANI**

**Motion by Hughes seconded by Parikh**

**AYES as follows:**

**Lowden**

**McGoey**

**Parikh**

**Rodgers**

**Hughes**

**Meeting adjourned: 10:05pm**

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**Approved by Board**

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**Regina Kinney, Secretary**

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**Loretta Horton, Recording Secretary**

**NEXT MEETING:      April 20, 2015**