

**TOWNSHIP OF EVESHAM**  
**Zoning Board of Adjustment**  
**Minutes**  
**7:00 P.M.**  
**Via Video Conferencing**

**May 11, 2020**

**Municipal Building**

**Call to Order**

Meeting brought to order by Chairman Parikh at 7:00 P.M.

**Flag Salute**

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

Chairman Parikh made the statement of Conformance with the Open Public Meetings Act and the Municipal Land Use Legislation

Mr. Wieliczko gave the following information:

**Evesham Township to conduct April 20, 2020 Zoning Board meeting via video conferencing**

EVESHAM TOWNSHIP, NJ, April 14, 2020 – In accordance with the Open Public Meetings Act, and the April 2, 2020 recommendations of the New Jersey Department of Community Affairs, Division of Local Government Services, Evesham Township will host its next Zoning Board meeting via video conferencing on April 20, 2020, at 7 p.m. This action is being taken in order to limit any potential spread of COVID-19 and protect the safety of both residents, township staff, professionals and applicants. Previously adopted Zoning Board Resolution ZB-19-05A, “Rules of Procedure”, continues in full force and effect, subject to modification at the discretion of the Zoning Board Chairperson.

To facilitate the meeting, the township will be using the video conferencing service ZOOM. The township municipal complex, along all township facilities, remains closed to members of the public.

If members of the public wish to offer a public comment, Evesham Township encourages members of the public to attend the Zoning Board meeting virtually. Any member of the public who wishes to submit a public comment at this upcoming Zoning Board meeting will be provided the ability to do so during a specific portion of the meeting.

**Roll Call**

**Present:** Alperin, Carragher, Fox, Lutner, Osno, Shah, Student, Thompson, Parikh

**Absent:** Albright, Wessner

**Staff:** Wieliczko, Arcari, Darji, Captain Freedman, Fox, Muscella, Jamanow, Kinney

**Continuation of Scheduled Matters - None**

## **New Business**

### **1. Dana & Daniel Jones      ZB 20-02**

22 Colts Gait Rd., Block 11.43, Lot 3 (Zone LD)

Dana & Daniel Jones sworn

Seeking side yard and rear yard variances for an inground pool with concrete pool deck and a concrete pad for pool equipment

Prove of publication supplied to Board Secretary

Exhibit A-1 Plot Plan dated 11-22-2019 and revised 2-28-2020 proposed improvements

Exhibit A-2 Topographic Survey dated 11-19-2019 – current conditions

Existing patio to be removed

Seeking side yard setback variances

    west side of property 12.19' where 15' is required

    east side of property 6.52' where 15' is required

    east side of property 12.02' for pool equipment where 15' is required

Seeking rear yard setback variance – 6.04' where 15' is required

Seeking side yard setback – 2.16' where 5' is required for an existing non-conforming shed

Rakesh Darji, Board Engineer sworn:

Review of letter dated April 8, 2020

Applicant has addressed all comments and is in agreement with all conditions set forth

Will provide fence detail once selected

Applicant agrees to repair any damage, if accords to construction path

Cartridge filter for drainage will be used

Board Comment:

Board Member Student question when work could proceed

Director of Community Development Nancy Jamanow that the Resolution of Approval should be adopted at the next meeting after at that time the process can begin

Public Comment – None

Mr. Wieliczko summarized:

    Applicant is seeking side and rear yard setbacks for inground pool and equipment

    Side yard setback for existing shed

All conditions set forth in the ERI letter dated 4-8-2020 and testimony at this hearing

Motion to approved ZB 20-02 – Student  
Second – Osno

Ayes: Alperin, Carragher, Fox, Lutner, Osno, Studend, Parikh

**2. Marlton Assembly of God            ZB 12-22A**

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

Patrick McAndrew – Attorney for Applicant

Applicant is seeking Amended Preliminary & Final Major Site Plan with Variances

Applicant's Professionals sworn:

Pastor John Wener

Pastor Rich Bifano

Ryan Regina – Lead Manager – Blue Sky

Brian Cleary – Engineer

Tony Combs – Planner

Bryan Proska – Traffic Engineer

Board's Professionals sworn:

Rakesh Darji

Stacey Arcari

Ed Fox

Captain Scott Freedman

Mr. McAndrew presented that the applicant is proposing a 7,810 sq. ft. 1 story addition to the Marlton Assembly of God Church. The space will enable the church to redesign the interior space to increase the number of sanctuary seats, relocate existing restrooms, provide more nursely rooms and construct 4 new classrooms Applicant is in agreement with the conditions set forth in the ERI letter dated 3-6-2020

Applicant will agree to provide and maintain sufficient scheduling between current and future worship services to provide for the turnover of the parking areas, will not use or schedule the use of Marlton Field House and the classroom spaces used for the Marlton Christian Academy at the same time as worship services, all to allow sufficient time elapses to provide for the turnover of the parking areas

Applicant agrees to the adoption of Title 39 enforcement

Applicant agrees to the conditions set forth in the Fire Marshal's memo dated 3-12-2020

Pastor John Wener – Senior Pastor gave testimony  
No parking problems  
Control parking demand by controlling activities  
Activities will be spaced out to accommodate parking  
Use & Operational schedule has been submitted

Ryan Regina – Big Sky – Lean Manage gave testimony  
Worked on the 2014/2015 Field House project approved by this board  
Expanding the existing building  
Referenced Exhibit A-1 Marlton Assembly of God site plan:  
Relocating entrance, lobby, class rooms, bathrooms  
Architecture will match Field House  
No new proposed signage

Brian Cleary – Engineer gave testimony  
Referenced Exhibit A-1 Marlton Assembly of God site plan:  
Amended Preliminary Final Site Plan dated 2-25-2020  
Additional 8 parking spaces will be constructed – 3 ADA compliant  
Expansion of basin  
Existing water and sewer  
Additional fire hydrant  
25' LED lights  
Roadway improvements required by Burlington County at Main St. & Elmwood Road will be completed  
Requesting the following variances  
Front yard setbacks of 83' & 97.7" where 100' is required  
50.5% impervious coverage where 50% is required  
354 parking spaces where 592 parking spaces are required

Brian Proska – Traffic Engineer gave testimony  
Referenced traffic study submitted to the Township & County  
Revised traffic improvement for site, Main St. & N. Elmwood Rd. to be completed  
Largest demand for parking appears during church services

Terry Combs – Planner gave testimony  
Site remains a Conditional Use  
Appropriate use for the site  
Variances being sought are minor in nature and consistent with existing building  
Parking variance – Applicant has provided a facility use and operation schedule indicating the proposed programmed occupancy for each building

Rakesh Darji, Board Engineer – ERI – letter dated 3-6-2020  
Mr. Darji has had prior meetings with applicant  
Applicant has addressed all engineering comments and agrees to conditions set forth  
Temporary trailer on site will be removed  
Addressing basin - proposed work will produce a net reduction in runoff

Stacey Arcari Board Traffic Engineer – ERI – letter dated 3-6-2020  
Applicant did provide new traffic study  
Applicant has agreed to conditions set forth  
Sufficient improvements to both N. Elmwood Rd. & Main St. have been agreed to  
Scheduling has been made that no multiple uses will take place at one time  
School pick up areas are working at this time  
Will work out sidewalk connections in parking lot  
No off-street parking will be permitted  
Applicant will provide signage and striping  
Ground Zero training use not an issue  
Applicant's attorney agreed to conditions

Explanation of Ground Zero – extension of Church ministry – 20 young members  
studying & working towards church related ministries

Captain Scott Freedman – Fire Marshal – memo dated 3-12-2020  
Applicant has addressed site circulation  
Applicant has agreed to comments in memo

Mr. Edward Fox Board Planner – ERI – letter dated 3-6-2020  
No object to Design Waivers requested  
Tree protection management – existing plan show provided compensation  
No proposed planting islands – proposing more landscaping on site  
Applicant has agreed to screen any mechanical devices on roof  
Testimony given that the existing solid waste and recycling containers are sufficient is acceptable

Board Member Student questioned the amount of people in attendance at Sunday Services, time difference between services  
Pastor Wener stated that adults and children are separate and at least ½ hour between services

Board Member Carragher questioned parking variances and what will happen if it does not work  
Mr. Wieliczko said that Title 39 will be enforced by Police, Fire Department, Zone Officer  
Applicant has agreed that services will not overlap

Mr. Wieliczko indicated that as a condition of approval the applicant will not use or schedule for use the Main Building' narthex/gathering area as an additional worship space or for other major functions that would generate the need for additional parking spaces at the same time as worship services are scheduled in the Sanctuary and will only do so after sufficient time elapses to provide for the turnover of the parking areas for such uses and the applicant will maintain the total number of adults involved in the children's separate worship services (Kid's Church) at 15 to supervise children in the nursery room and the Multi-Purpose Building

Applicant agrees timing of lights goes with prior approvals  
All existing conditions of approval will be met

**Public Comment – None**

Mr. Wieliczko summarized:

Applicant is seeking Amended Preliminary & Final Site Plan w/variances

7,810 sq. ft. one story addition

Variances – front yard setbacks, impervious coverage, parking

Title 39

Design waivers

Removal of temporary trailer

Conditions set forth in ERI letter 3-6-2020

Conditions set forth in Fire Marshal memo 3-12-2020

Roof screening

Scheduling of activities not to overlap

Waste removal schedule

N. Elmwood and Main St. improvements

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No overflow parking  
All prior approval conditions to remain  
All Outside Agency approvals

Motion to approve ZB 12-22A – Student  
Second – Fox

Ayes: Alperin, Carragher, Fox, Lutner, Osno, Student, Parkih

Mr. Wieliczko thanked applicant, applicant's staff and township staff for all the work that went into this application

**Minutes – April 20, 2020**

Motion – Osno

Second – Student

Ayes: Alperin, Carragher, Lutner, Osno, Shah, Student, Thompson, Parikh

**Resolutions – None**

**Public Comment – None**

**Communication/Organization**

Board Member Student thanked Board Secretary Muscella for delivering all the materials for this meeting to the board members

Chairman Parikh asked if in the future it could be sent digitally

Nancy Jamanow, Director of Community Development thank Applicant Marlton Assembly of God and their professional for all the work done with this application

Next Meeting – June 15, 2020

Meeting Adjourned: 9:15 p.m.

Motion to Adjourn

Ayes: All in favor

**Meeting adjourned at 9:20 p.m.**