

**ImTOWNSHIP OF EVESHAM  
Zoning Board of Adjustment**

**Minutes**

**January 27, 2020**

**7:00 P.M.**

**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

**Roll Call**

**Present:** Carragher Fox, Lutner, Shah, Student, Thompson ,Wessner, Parikh

**Absent:** Albright, Alperin, Osno

**Staff:** Wieliczko, Darji, Furey-Bruder, Boulton, Muscella, Kinney

**Continuation of Scheduled Matters**

**ZB 18-37SUB – Soboleski Mipro Homes (Fox Hollow) – Continued to February 24, 2020**

**Unfinished/New Business**

**1. Evesham Outdoor**

**ZB 19-23**

936 Route 70 West, Block, Lot 1 (C-1/EVCO Zone District)

- Applicant was represented by Attorney Richard Hoff
- Applicant is seeking a D (1) Use Variance and Major Site Plan-Prel/Final to construct a freestanding landmark display as the principal use on the site that will serve as both an advertising sign and a landscape monument
- Witnesses for the applicant sworn:
  - Thaddeuw Bartkowski, CEO – Calalyst Experiential
  - Chirag V. Thakkar – Engineer – Arna Engineering
  - S. Maurice Roched - Traffic Engineer – Maser Consulting
  - J. Timothy Kernan – Planner - Maser Consulting
  - Gerald DeFelicis – Maser Consulting
- Rakesh Darji, Board Engineer & Environmental Consultant  
Leah Furey Bruder, Board Planner
- Mr. Bartkowski gave an overall view of the project using Exhibit A-1 (16 page slide)
- Mr. Bartkowski explained the technology to be used:
  - Surface Mount Diode
  - Multidirectional Light Sensor

Communication platform for Local, Regional, National. Municipality Information with Township input

- Location of Site
- Structure consists of an 88 ft. diameter circular base (3 ft. high) with water feature/reflecting pond, with a three-sided structure centered in the pond
- Height of structure – ground to top of main structure 28 ft. – to the top of the dome 38 ft.
- Scope of project – red brick, reflection pool Exhibit A-2 (Material board dated 1/27/2020)
- Display to change every 7 seconds
- Description of landscape species
- Applicant will present a Maintenance and Operational Agreement to Township for site. Maintenance will be done by Applicant as long as project is there.
- All advertisement to be approved by Township
- Only access to site will be on Marlton Pike
- Three sided structure – Marlton Pike side (facing residential area) will have only the Township emblem – lighting will be turned off by 10:00 p.m.
- Two sides with advertising will be controlled by Evesham Outdoor LLC  
Operation center can be contacted 24 hours a day  
Water features will be year round

Chirag Thakkar, Engineer

- Referred to Exhibit A-3 (Site Plan)
- Impervious coverage will be reduced to 14.8%
- Drainage will be improved due to additional landscaping
- Water connection is to a domestic line – applicant has submitted information to the MUA
- Utility pool will be removed
- Existing curb cuts on Route 70 will be removed
- Curb cut on Marlton Pike will be for property maintenance trucks only
- Plan is subject to all Outside Agency approvals

S. Maurice Rached, Traffic Engineer

- Proposed project will conform with the NJDOT standards

J. Timothy Kernan, Planner

- Review the Township Master Plan, Updates and 20/20 Vision Plan

Mr. Kernan reviewed the positive & negative criteria:

- Existing site is outdated
- Site consists of two tax lots (one in Evesham Township and one in Cherry Hill Township) both owned by the Exxon Corp, c/o Lehigh
- Meets the guidelines for the EVCO
- Took into consideration the streetscape intent from the 20/20 Vision Plan
- Reduces impervious coverage
- While defined as a 'billboard' – not a traditional highway billboard
- Structure is aesthetically pleasing
- No substantial impact to the zones
- Applicant confirmed that the placement of the sign will not obscure the view of any other existing signs – Mr. Hoff has been in contact with the attorney for the adjacent property Mr. DelDuca

Board Planner Leah Furey Bruder's letter dated January 8, 2020

Applicant has addressed and answered comments in letter and will comply

Agrees to recommendations and will work with Ms. Furey Bruder

Sidewalks along frontage will be installed

Applicant to supply an architectural elevation to identify material and colors

Rain water to be collected to irrigate the site used from underground basins

Structure will be on the Evesham lot, most landscaping on Cherry Hill lot

Chairman Parikh questioned how a power outage would be handled

Mr. Darji, Board Engineer, Environmental Consultant suggested a back up generator, possible use of solar panels

Mr. Rakesh Darji's letter dated January 23, 2020

Applicant has addressed and answered comments in letter and will comply

Agrees to recommendations and will work with ERI for traffic, engineering and traffic comments

Proposed will reduce Stormwater

Environmentally the site will and have received the appropriate approvals and will be supplied to ERI

Board Member Fox questioned the location of the sidewalks

Will be installed on the Route 70 side of the property

Board Member Student questioned the size of the structure

To of dome will be 38 ft.

Chairman Parikh opened the application to the public:

Sworn: George Dougherty  
33 Marlborough Ave., Marlton, NJ

Mr. Dougherty questioned what other uses this property could accommodate  
Feels this would be an asset to the Community

Sworn: Leigh Anne Ratcliffe  
4 Greenhill Ct., Marlton, NJ

Ms. Ratcliffe travels Route 70 daily feels this would be a good idea

Sworn: Kristina Adriano  
7 Overington Ave., Marlton, NJ

Ms. Adriano travels Route 70 to work in Camden daily feel this would be a point of pride for the Township

Sworn: Therese Hrivnak  
82/2 Crown Royal

Ms. Hrivnak stated that the existing gas station is an eye sore and this project would be a good representative of the community

Sworn: Rahmat Rabizadeh  
9 Chateau Drive, Cherry Hill, NJ

Mr. Rabizadeh is in favor of this project and feels it will not have an adverse effect on his property  
Questioned if the tanks would be removed from the property  
Confirmed they would be  
Questioned the sidewalks on Marlton Pike side of property  
Ms. Bruder confirmed that this is private property  
Sidewalk on 3 sides  
No parking on property – small parking area would be for

Maintenance vehicle only  
Drainage will be improved

Sworn: Rosemary Brewer  
2121 Old Marlton Pike, Cherry Hill, NJ

Ms. Brewer lives across from the site and is pleasantly surprised with project  
Encourages many trees  
Concerned about water feature and geese  
Applicant answered,  
With size of water project and movement of water, there should not be a problem  
Questioned the timing on construction  
Applicant answered approximately 21 days from start of project

Chairman Parikh closed the public portion

Mr. Wieliczko summarized:

Applicant is seeking a D(1) use variance and preliminary and final site plan approval and has agreed to the following:  
Applicant agrees to obtain all outside agency approvals including Cherry Hill Township, Burlington and Camden County approvals  
Applicant agrees to all professional letters and recommendations  
Applicant agrees to present Township with a Maintenance and Operational Agreement, a Landscaping Maintenance Plan  
No prohibited signs will be permitted  
Times for lighting of signs:  
    Signage sides of structure on Route 70, 6:00 a.m. to 12:00 midnight  
    Side of structure on Marlton Pike, 6:00 a.m. to 10:00 p.m.  
Applicant will supply point of contact  
Applicant will meet lighting standards  
Site will be irrigated  
Generator will be provided  
Solar panels  
No parking signs  
Applicant will address all Environmental conditionals and supply information

Chairman Parikh thanked applicant and board professionals for their work in presenting this application.

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January 27, 2020

Board member Student made a motion to approve ZB 19-23 Evesham Outdoor – D(1) Variance Preliminary and Final Site Plan

Second – Shah

Ayes: Carragher, Fox, Lutner, Shah, Student, Wessner, Parikh

**Minutes – 12-16-19**

Motion – Shah

Second – Carragher

Ayes: Carragher, Lutner, Shah, Parikh

**Resolution – ZB 19-16**

Motion – Lutner

Second – Carragher

Ayes: Carragher, Lutner, Shah, Parikh

**Communication/Organization**

Sharon Boulton stated that she would be leaving the position and thanked the board for their support and introduced Patty Muscella as Board Secretary

**Public Portion** – No Comment

Next Meeting: February 24, 2020

Motion to Adjourn

Ayes: All in favor

**Meeting adjourned at 9:25p.m.**