



Township of Evesham

Mayor Jaclyn Veasy - Councilwoman Heather Cooper - Councilwoman Ginamarie Espinoza - Councilman Eddie Freeman, III - Councilwoman Patricia Hansen

984 Tuckerton Road • Marlton • NJ 08053 • 856-983-2900 • www.evesham-nj.org

Township Manager – Robert Corrales
Township Clerk – Mary Lou Bergh

ZONING BOARD OF ADJUSTMENT Revised MEETING AGENDA March 15, 2021

Please be advised that the Meeting **Will Be Conducted Remotely** (computer, tablet or phone) via ZOOM Meeting due to the COVID-19 (“Coronavirus”) pandemic and in Accordance with Executive Order No. 107 signed by Governor Murphy on March 21, 2020 and N.J.A.C. 5:39-1 *et seq.*, Emergency Remote Meeting Protocol for Local Public Bodies.

Join Zoom Meeting:

Register as an attendee prior to the meeting through Zoom by visiting:
https://us02web.zoom.us/webinar/register/WN_4E6R-6GLSsm89EiA1mJV4g

OR

Dial: 1 (646) 558-8656 or 1 (301) 715-8592
For those dialing in, use the Webinar ID: 871 6755 5866

All plans and application materials for the below noted applications are electronically available for public review on and through the Township of Evesham’s website. Members of the public may contact the Board Secretary at boults@evesham-nj.gov or call directly at (856) 983-2900 to receive a hard copy of the plans and application by mail or drop/pick up by appointment. Applicants’ exhibits will be posted on the website no less than two days in advance of the meeting and posted for Board and public access prior to and during the video meeting.

Individuals lacking the resources or know-how for technological access should contact the Community Development Office for assistance in accessing the plans and the meeting, (856) 983-2900. For individuals who cannot register for Zoom digitally or dial into the meeting, they may submit written comments/questions by contacting the Board Secretary via email at boults@evesham-nj.gov prior to the meeting up until 4:30 pm the day of the meeting. The comments/questions must include the individual’s name and address, which will be read into the record.

Remote Access by Phone or Cell Phone

- a) You will hear the Board Members, Applicants and Attendees Questions
- b) You will not be able to “raise your hand” or be personally identified to ask questions until the Public Comment portion of the meeting. During the Public Comment portion only, public callers will be called upon to ask questions, at which time, the caller will be asked to state their full name and address for the record.
- c) If a poor connection is detected, you will be asked to dial in again.



Township of Evesham

Mayor Jaclyn Veasy - Councilwoman Heather Cooper - Councilwoman Ginamarie Espinoza - Councilman Eddie Freeman, III - Councilwoman Patricia Hansen

984 Tuckerton Road • Marlton • NJ 08053 • 856-983-2900 • www.evesham-nj.org

Township Manager – Robert Corrales
Township Clerk – Mary Lou Bergh

- d) If a participant has registered in ZOOM and would like to comment during a portion of the meeting set aside for public participation, they must click the “Raise Hand” button and the host will unmute them.
- e) If a participant has dialed into ZOOM and would like to comment during a portion set aside for public participation, they must dial *9 and the host will unmute them.

Time limitations: In accordance with resolution ZB 20-12B rules of procedure, the Board shall be under no obligation to consider new testimony, new evidence or proofs or new matters after 10:00 pm. These time limits may be extended in the discretion of the Board Chair upon request and for good cause shown.

AGENDA

I. CALL TO ORDER

II. FLAG SALUTE

III. STATEMENT OF CONFORMANCE WITH OPEN PUBLIC MEETINGS ACT

IV. ROLL CALL

- | | |
|-----------------------------------|---------------------------------|
| 1. Sandy Student, Chairperson | 2. Rochelle Thomas, Member |
| 3. Philip Wessner, Member | 4. Michael Thompson, Vice-Chair |
| 5. Patrick Carragher, Member | 6. Curtis Fox, Member |
| 7. Albert Lutner, Alt. Vice Chair | 8. Robert Osno, Alt. #1 |
| 9. Michael Grantner, Alt. #3 | 10. Ryan Paetzold, Alt. #4 |

V. CONTINUATION OF SCHEDULED MATTERS

VI. NEW BUSINESS

- 1. **Brightview (B2.01; L8.01 & B2.05; L11); Senior Living Development, LLC**
170 Greentree Road and Stow Road **ZB 20-01**
Zone C-2 and IP Existing Use: Office and Assisted Living Facility
Attorney: Duncan M. Prime
Application: Conceptual Use Variance / D and C variance relief requested
Applicant is not seeking Subdivision or Site Plan Approval

§160-69 – Principal permitted uses in C-2 Zone – Assisted Living Facility is not a permitted use

§160 Attachment 15 – Maximum Building Height – 35ft permitted, 38.37ft previously approved and 54ft proposed

§160 Attachment 15 – Maximum Floor Area Ratio – 0.15 permitted in the C-2 Zone and 0.25 permitted in the IP Zone, 0.51 proposed

§160 Attachment 15 – Maximum Floor Area (Gross) – 20,000sf permitted, 365,808sf proposed



Township of Evesham

Mayor Jaclyn Veasy - Councilwoman Heather Cooper - Councilwoman Ginamarie Espinoza - Councilman Eddie Freeman, III - Councilwoman Patricia Hansen

984 Tuckerton Road • Marlton • NJ 08053 • 856-983-2900 • www.evesham-nj.org

Township Manager – Robert Corrales
Township Clerk – Mary Lou Bergh

§160-32.D(2) for life care facilities the following loading is required: (§160-32.d(2)) Congregate care/assisted life facilities require 1 space per 3 beds
Individual living/personal care facilities require 1 space.

(257 IL beds)

107 AL/ALG/WS beds) * (1 loading spaces/50 beds) = 1 space
= 2.14 spaces
= 4 spaces required
= 3 spaces provided

Three (3) loading spaces whereas 4 are required.

VII. MINUTES FROM PREVIOUS MEETING January 25, 2021

VIII. MEMORIALIZATION OF RESOLUTIONS

1. 21 Lady Diana Circle (B52.05; L54); Kevin and Cheryl Schwartz ZB 20-26
2. 120 Evesham Land Holdings, LLC (B25.01; L4,6,7,8) ZB20-24

IX. PUBLIC COMMENT

X. BOARD COMMENT

XI. COMMUNICATION/ORGANIZATION

Next Scheduled Meetings: 4/19/21, 5/17/21, 6/21/21

XII. ADJOURN

If you cannot attend the meeting, please contact the Board Secretary boults@evesham-nj.gov.