

**TOWNSHIP OF EVESHAM  
ZONING BOARD OF ADJUSTMENT**

**Minutes**

**August 16, 2021**

**7:00 P.M.**

**Municipal Building**

**Call to Order**

Meeting brought to order by Chairperson Carragher at 7:05P.M.

**Flag Salute**

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

Chairperson Carragher made the statement of Conformance with the Open Public Meetings Act and the Municipal Land Use Legislation

**Roll Call**

**Present:** Carragher, Fox, Grantner, Masson, Thomas, Thompson, Repsher

**Absent:** Norris, Paetzold

**Staff:** Wieliczko, Arcari, Hunt, Kaluhiokalani, Snee, Newton, Kinney

**Continuation of Scheduled Matters - None**

**New Business**

**1. 12 Columbia Drive**

**Z21-15**

Block 13.63, Lot 2 (MD Zone)

Keith Radbill, Applicant – sworn

Applicant is seeking bulk variances for an inground pool with a rear yard setback of 7' where 15' is required, side yard setback on east side of property of 7' where 15' is required, side yard setback on west side of property of 14' where 15' is required and side yard setback on east side of property for pool filter of 3' where 15' is required

Exhibit A-1 Survey

Exhibit A-2 Pool Grading Plan

Drainage pattern to remain the same

There will be no trees removed

Bushes on left side of house to be removed for equipment to be accessible – neighbor has agreed

Fence will be installed to complete enclosure of pool – details to be submitted

Applicant agrees to all conditions set forth in ERI letter dated 7-8-2021

Mr. Radbill stated that the pool will be good for his daughter

Stacey Arcari – ERI – sworn  
Referenced letter dated 7-8-2021 and has no issues  
Cartridge filter to be used

Board Comment

Board Member Fox – what is the reason for the location shown for equipment?

Ms. Rosemary Franco – Swim-Mor Pools – sworn – to be away from house

Board Member Fox- fence will be built against neighbor's fence as per code- how will strip between fence be maintained?

Mr. Radbill – will work with neighbor

Ms. Franco – could use neighbor's fence as barrier? – will ask permission

Chairperson Carragher – location of gate being provided?

Mr. Radbill – east side of property and will provide details

Board Member Masson - have you spoken with neighbors and are they in agreement?

Mr. Radbill – yes

Public Comment – None

Mr. Wieliczko

Applicant is seeking variances for an inground pool

Rear yard setback of 7' on east side of property

Side yard setback of 7' on east side of property

Side yard setback of 14' on west side of property

Side yard setback of 3' for pool filter on east side of property

Applicant has agreed to conditions set forth in ERI letter dated 7-7-2021

Cartridge filter will be used

Details of no tree removal, landscape removal & replacement, fence detail and location to be on plans

Motion to approve Z21-15 – Radbill – Thompson

Second – Fox

Ayes: Fox, Grantner, Masson, Thomas, Repsher, Thompson, Carragher

**2. 608 Signers Circle**

**Z21-17**

Block 11.38, Lot 31 (MD Zone)

Kimberly Damian, Applicant – Sworn

Applicant is seeking bulk variance for an inground pool with a side yard setback of 7' where 15' is required

Exhibit A-1 Survey

Exhibit A-2 Pool Grading Plan

Ms. Damian agrees with recommendations in ERI letter dated 7-12-2021

Drainage will not be adversely affected

Applicant agrees to provide deck drain details

Some vegetation will be removed and will be agreeable to neighbors

Applicant stated that the existing retaining wall will be removed and a 3' retaining wall will not be part of the pool structure

Stacey Arcari -ERI – sworn

Referenced letter dated 7-12-2021 – has no further comments

Board Comment – None

Public Comment – None

Mr. Wieliczko

Applicant is seeking bulk variance for an inground pool

Side yard setback of 7'

Applicant has agreed to conditions set forth in ERI letter dated 7-12-2021

Applicant will provide details for fence, retaining wall and energy dissipation at deck drainage

Motion to approve Z21-17 – Damian – Thompson

Second – Fox

Ayes: Fox, Grantner, Masson, Thomas, Repsher, Thompson, Carragher

**3. 14 Meeting House Place Z21-11**

Block 1.15, Lot 8 (MD Zone)

Linda Pernia, Applicant – Sworn

Pat Murray, Applicant's Fiancé – Sworn

Applicant is seeking bulk variance for an 8' x 14' shed to be located in front yard

Corner property (Meeting House Place and Green Tree Road)

Shed to be located in front yard – Green Tree Road

Exhibit A-1 Survey

Exhibit A-2 Enlarged Survey

Exhibit A-3 Email dated 8-12-2021 from Kelly Klaus, office of Zeller & Wieliczko and 5 photos showing location of shed and hedgerow

Relief is consistent with other property in township

Mr. Murray stated that this is the best location for the shed due to drainage issues on other side of property

Stacey Arcari – ERI – Sworn

Applicant spoke with Mary Beth (ERI office) and gave reasons for location of the shed

Planting cannot be in the ROW and cannot block the site triangle

Applicant agrees to work with Ms. Arcari on the installation of landscaping so as not to be placed in the site triangle

Board Comment

Board Member Thompson -did you speak with neighbors and do they agree?

Mr. Murray – yes

Public Comment – None

Mr. Wieliczko

Applicant is seeking bulk variance for an 8' x 14' shed to be located in the front yard

Applicant has agreed to conditions set forth in ERI letter dated 8-12-2021

Applicant will coordinate with ERI with landscaping and site line issues

Motion to approve Z21-22 – Thompson

Second – Grantner

Ayes: Fox, Grantner, Masson, Thomas, Repsher, Thompson, Carragher

**4. Indian Temple Cultural Center – 810-820 Route 73 South      Z21-19**

Block 35.30, Lots 18.03 & 18.04 (C-1/LD Zone)

Donald Cofsky, Attorney for Applicant

Jay Parikh, President, ITACC - Sworn

Joseph Mancini, Engineer, TriState Engineering & Surveying, PC – Sworn

Tim Kaluhiokalani, Planner for Board – ERI - Sworn

Applicant is seeking bulk variance and use variance for the installation of 3 signs at the Indian Cultural Center of South Jersey

Exhibit A-1 Aerial Rendering

Exhibit A-2 Variance Plan

Exhibit A-3 Sign Package – (3 separate signs)

Exhibit A-4 Color Rendering of signs

(1) Façade sign, (1) Gateway/Entrance sign, (1) Monument Sign

Signs proposed are for identification and security

Façade sign will be constructed of steel letters 9" & 12" high approx. total area of 47 sq. ft.

Gateway/Entrance sign will be constructed of steel letters 18" high approx. total area of 90 sq. ft. – overall dimensions of the entrance gate supporting the sign are 51'10" wide x 19' high x 8'10" deep

Monument sign double-sided with internally lit box sign area of approx. 46 sq. ft. and separate steel letter of approx. 4.5 sq. ft. – overall max dimensions of the sign structure are 15' wide x 8' 4" high x 3' deep – this sign will be located on Block 35.30, Lot 18.03

Applicant will provide agreement with owner of Block 35.30, Lot 18.03

Mr. Mancini, as Engineer, signs are for branding, identification and safety

This site is part of a Mix Use – Hotel, Retail and ICC

Best location per architectural features

Proposed façade sign is 47 sq. ft.- there are two existing façade signs bringing total of all three to 115 sq. ft.

Proposed gateway/entrance sign – best location, for security

Lights will be along drive isle

Gate will be 8' at the highest point, 6' at lowest point

Applicant will comply with Fire Marshal's memo dated 8-6-2021 to provide a Knox box at the gate for Fire department access

Mr. Mancini, as Planner – supports the uses as beneficial, signs are attractive, there is a need for the signs, do not impact the zone or the wetlands

Applicant is in agreement to conditions set forth in the ERI letter dated 8-12-2021

Tim Kaluhiokalani, Planner – ERI – letter dated 8-12-2021

Applicant has agreed to conditions set forth in letter

Asked if proposed name on the façade sign will be the sign

Mr. Cofsky – yes – and names will be larger

Eric Snee, Environmental Consultant – CME – letter dated 8-12-2021

Mr. Mancini has answered most questions

Asked how many feet from wetlands

Mr. Mancini will have dimensions on plans – buffer will be not less than 10', no wetlands will be disturbed

Mr. Snee asked if any soil will be taken off site

Mr. Mancini – if so will be tested according to Township code and information provided

Board Comment

Board Member Fox – will address be lit?

Mr. Cofsky – yes

Chairperson Carragher – is entrance sign on ICC property?

Mr. Cofsky – yes

Board Member Masson – will signage on gateway be back lit?

Mr. Cofsky – sign lighting will be on timers

Board Member Grantner – will there be a lease agreement with property owner?

Mr. Cofsky – working with property owner’s attorney, Mr. Burns

Public Comment – None

Mr. Wieliczko

Applicant is seeking a Minor Site Plan, bulk variances and use variance for (3) signs  
(1) Façade sign, (1) Gateway/Entrance sign, (1) Monument sign

Will provide setback from wetlands buffer on plan

Light timers

Soil information

Agrees to conditions set forth in ERI letter dated 8-12-2021

Agrees to conditions set forth in CME letter dated 8-12-2021

Agrees to conditions in Fire Marshal memos dated 8-3-2021 & 8-6-2021

Motion to approve Indian Temple Cultural Center-810-820 Route 73 South –  
Thompson

Second – Masson

Ayes: Fox, Grantner, Masson, Thomas, Repsher, Thompson, Carragher

**5. 401 Route 73 – 10 Lake Center**

**Z21-23**

Block 5, Lot 2.02 (C-1 Zone)

Mid Atlantic Retina/Wills Eye Provider

Robert Baranowski, Jr., Attorney for Applicant

Robert Stein – Compass Sign Co. – Sworn

Rhonda Ceretelle – Chief Administrative Officer – Wills Eye Physicians – Sworn

Richard Hunt – Planner – Richard A. Alaimo Engineering Co. – Sworn

Applicant is seeking bulk variance to permit 2 additional façade signs and to permit 1  
directional sign

Exhibit A-1 Aerial view of actual site

Exhibit A-2 Visibility Chart

Exhibit A-3 Exterior sign package (8-page document)

Applicant proposes two new façade signs (1) 36 sq. ft. (facing Lake Center Drive) (1)  
47 sq. ft (facing Route 73)

At this time there is an existing 40 sq. ft. sign for Advocare

Total signage existing and proposed would total 123 sq. ft. where 80 sq. ft. is  
permitted

Ms. Ceretelle – sign would assist patient’s with finding location

Mr. Stein – signs are LED illuminated with timers

Hoping to have better visibility from Route 73

Ground signs will not be illuminated

Richard Hunt – Alaimo Assoc. – letter dated 8-13-2021  
Applicant originally proposed 2 directional signs  
Applicant testified only 1 directional sign  
A temporary banner is located at the entrance  
Applicant will apply for proper permits for banner

Board Comment  
Board Member Thomas – how many directional signs?  
Ms. Ceretelle – just one  
How many businesses in building?  
Ms. Ceretelle – knows the Advocare – 2 businesses

Chairperson Carragher – will top signs be right above actual office?  
Mr. Stein – 2 façade signs will be on 2 different sides of building

Board Member Fox – was entrance built for Wills Eye only?  
Mr. Baranowski – yes

Board Member Masson – applicant moved into building 7-12-2021?  
Ms. Ceretelle – yes  
How long is lease and is owner in agreement with signage?  
Ms. Ceretelle – 10 years and yes

Public Comment – None

Mr. Wieliczko  
Applicant is seeking bulk variance to permit 2 additional façade signs  
(existing Advocare sign)  
One directional sign  
Agrees to conditions set forth in Alaimo letter dated 8-13-2021  
Applicant agrees for temporary signage to be removed

Motion to approve Z21-23 – Mid Atlantic Retina/Wills Eye Physicians – Fox  
Second – Thompson  
Ayes: Fox, Grantner, Masson, Thomas, Thompson, Repsher, Carragher

### **Minutes – July 19, 2021**

Motion to approve – Thompson  
Second – Grantner  
Ayes: Fox, Grantner, Masson, Thomas, Thompson, Repsher, Carragher

**Resolutions**

Motion to approve – 2021-ZB-10/ Z21-13 – Lewis - Thompson  
Second - Grantner  
Ayes: Fox, Grantner, Masson, Thomas, Thompson, Carragher

Motion to approve –2021-ZB-11/Z21-14 – Vive Aesthetics - Fox  
Second – Masson  
Ayes: Fox, Grantner, Masson, Thomas, Carragher

Motion to approve – 2021-ZB-12/Z21-16 – Davis - Thompson  
Second – Fox  
Ayes: Fox, Grantner, Masson, Thomas, Thompson, Carragher

Motion to approve – 2021-ZB-13/Z21-18 – McHale – Thompson  
Second – Masson  
Ayes: Fox, Grantner, Masson, Thomas, Thompson, Carragher

Motion to approve – 2021-ZB-14 – Zoning Board Appointment of Professionals – Fox  
Second – Thompson  
Ayes: Fox, Grantner, Masson, Thomas, Thompson, Carragher

**Public Comment - None**

**Board Comment**

Board Member Grantner – board spoke about scheduling a second meeting in the month and now that we are back in person would that be possible?

Chairperson Carragher – spoke with Mr. Rijs, and at this time it is not necessary

Mr. Wieliczko – if in the future we find it necessary additional meetings can be scheduled

Board Member Masson – if we stay live can a handheld mic be available for use by the applicant  
Staff will inquire

**Communication/Organization - None**

**Next Meeting – 9/20/2021**

**Meeting Adjourned – 9:40 p.m.**