

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

**February 28, 2022**

**Municipal Building**

**Call to Order**

Meeting brought to order by Chairperson Carragher at 7:01 P.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 and in accordance with the April 2, 2020 recommendations of the New Jersey Department of Community Affairs in hosting the Zoning Board meeting via video teleconferencing

**Roll Call**

**Present:** Carragher, Thompson, Fox, Grantner, Masson, Willmott, Paetzold, Repsher

**Absent:** Thomas

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

**Continuation of Scheduled Matters:**

Application Z22-01 10 Clements Court, Alex Bush, Block 15.09, Lot 5  
Application has been continued to 3-21-2022  
Having made this announcement no additional notice is needed

**Resolutions**

Motion to approve 2022-ZB-01 Zoning Board of Adjustment Annual Report, July 1, 2020 to June 30, 2021 – Granter  
Second – Thompson  
Ayes: Carragher, Thompson, Grantner, Masson, Repsher

**New Business**

**1. 523 Justice Drive**

**Z21-31**

Block 11.40, Lot 11 (MD Zone)  
Thomas & Cynthia Mackalonis – sworn  
John Calvitti, Blue Haven Pools – sworn  
Stacey Arcari – ERI – sworn  
Applicant is seeking bulk variances for an in-ground pool

Exhibit A-1 Plot Plan dated 08/09/2021  
Exhibit A-2 Photo showing existing rear yard  
Pool side yard setback (South west) – 9.12 ft. where 15 ft. is required  
Pool side yard setback (South east) – 11.30 ft. where 15 ft. is required  
Pool equipment side yard setback (South west) 10.14 ft. where 15 ft. is required  
Pool equipment side yard setback (South east) 10.56 ft. where 15 ft. is required  
Property is triangular in shape and has 2 side yards  
Applicant stated that there would be no adverse impact to neighbors  
Mr. Calvitti – a gum tree is to be removed  
Mr. Calvitti – construction equipment will enter on the left side of property,  
drainage patterns will not change  
Mr. Calvitti – pool equipment – cartridge filter, very quiet  
Applicant stated that the proposed is being done for enjoyment and personal  
benefit  
Applicant stated that no additional landscaping is proposed

Ms. Arcari – ERI letters dated 2/21/2022 & 2/23/2022  
Nothing to add

Board Comment – None

Public Comment – None

Mr. Wieliczko – summarized  
Applicant is seeking bulk variances to install an in-ground pool  
Side yard setbacks for pool 9.12 ft. (South west), 11.30 ft. (South east)  
Side yard setbacks for pool equipment 10.14 ft. (South west), 10.56 (South east)  
No drainage impact to neighbors  
Applicant will provide updated survey  
Cartridge filter, equipment very quiet  
One tree to be removed

Motion to approve Z21-31 – Fox  
Second – Thompson  
Ayes: Fox, Grantner, Masson, Willmott, Paetzold, Thompson, Carragher

**2. Route 73 & Kresson Road**  
Block 36, Lot 11 (C-1 Zone)  
Voorhees Group/WAWA  
WAWA Food Market & Fueling Station  
Timothy M. Prime, Attorney for Applicant

**ZB20-01**

Preliminary/Final Major Site Plan with "C" & "D" variances  
"D" variances from 161-1C(4)(b) 500' within a school and two churches  
Property comprises 4.16 acres  
3.49 acres within Voorhees Township, Camden County  
0.68 acres within Evesham Township, Burlington County  
Applicant is proposing a 5,051 sq. ft. WAWA retail building with eight (8) fueling dispensers located under a 7,150 sq. ft overhead canopy  
Proposed WAWA store is located solely within Voorhees Township  
Approval received from Voorhees Township Zoning Board – December 16, 2021  
Site access – right-in/right-out only driveway on NJ Route 73 – applicant is working with NJDOT to obtain an updated access permit  
Site access – full access driveway along Haddonfield-Kresson Road – applicant has Camden County approval  
Professionals sworn –  
Matthew Sharo, Engineer – Dynamic Engineering Consultants  
Nicholas Verderese, Traffic Engineer – Dynamic Engineering Consultants  
Paul Phillips, Planner – Dynamic Engineering Consultants  
Richard Hunt, Board Planner – Alaimo Group  
Stacey Arcari, Board Traffic Engineer – ERI  
Eric Snee, Board Environmental Consultant – CME

Mathew Sharo – Engineer  
Mr. Sharo referenced A-1 Aerial Map of exiting property  
Curb cuts will be installed on Route 73 and Kresson Road  
Route 73 access will be right in and right out  
Most parking located on Voorhees property a few on Evesham property  
Electrical charging stations would be located on Evesham property – applicant is working with Tesla  
Sidewalk proposed along Route 73  
Mr. Sharo referenced building elevations – all located in Voorhees  
Trash enclosure off of rear of building & materials used – will blend with building  
Store will operate 24/7 – 10/12 employee's max  
Deliveries for store along rear of building  
Landscaping will include frontage on Route 73 – shrubs and street trees  
Stormwater – new system – underground basin  
Lighting meets Voorhees and Evesham Ordinances  
Applicant will comply with ERI concerning supplemental lighting along Route 73 as long as it meets NJDOT approval  
Signage – applicant proposes a project of 4.24" from the sign face (where 3" is required) and a distance between faces of 22' (not to exceed 18")  
Applicant agrees to all comment in ERI letter dated 2-17-2022

Applicant will comply with Fire Marshal memo dated 2-2-2022 to install a fire hydrant be installed in close proximity to Route 73 entrance  
No proposed oversized vehicle parking

Nicholas Verderese – Traffic Engineer  
Mr. Verderese stated that the proposed would have a lesser impact than previously approved  
Sidewalk on Route 73 will be 5' wide  
Widening on Kresson Road will be done and will provide sidewalk  
54 parking spaces will be provided and meet all NJDOT requirements  
Applicant will work with Board Engineer on lighting on Route 73  
Mr. Prime asked Mr. Verderese concerning the proper working of the site and if it would interfere with the adjacent Veterinary Hospital – Mr. Verderese – No

Paul Phillips – Planner  
Mr. Phillips gave an overall view of “C” & “D” variances  
Meets the intent of the Ordinance  
No substantial detriment to the zone  
Site is suitable and more efficient  
Signage variance request relatively limited

Applicant will retain a LSRP and submit all reports to Board Professional

Stacey Arcari – ERI – letter dated 2-17-2022  
Ms. Arcari stated that the applicant did a comprehensive review  
Ms. Arcari and ERI have been working with the applicant in Voorhees  
Applicant has agreed to recommendation and conditions  
Ms. Arcari will work with applicant in finalizing the NJDO requirements

Eric Snee – CME – letter dated 2-15-2022  
Mr. Snee received letter dated 2-28-2022 addressing issues  
Applicant has retained a LSRP  
Applicant has agreed to recommendations and conditions  
Underground tanks meet compliance  
Monitoring system for trucks, tanks, building 24/7 – state of the art equipment, full prevention plan  
Training is always updated  
Vapor recovery system – proposed meets all State and Federal requirements

Richard Hunt – Alaimo Group – letter dated 2-14-2022  
Applicant has supplied sufficient testimony

Applicant will make contribution in lieu of compensatory trees  
Applicant agrees to contribution for COAH

#### Board Comment

Board Member Fox - Was there any consideration for solar panels for this site?

Mr. Prime – WAWA always considers solar panels on all their sites. WAWA is investigating if this site is suitable

Board Member Fox – at the location of the Air Stalls, what type of landscaping and lights is proposed for better visibility

Mr. Prime – additional security is proposed

Mr. Verderese – referenced the site plan showing the stalls – low scrubs and lighting - also the proximity of the gas pumps – lighting and attendants

Board Member Masson – thanked applicant – asked if tank trucks coming in off of Route 73 will have to go around the building

Mr. Sharo – radius for truck is 60' and is very comfortable with this

Board Member Masson concerned about the location of the stop bar and if it would cause a visibility problem

Mr. Sharo – stop bar is located well within the site line

Board Member Masson – if Tesla does not agree to install charging stations, he recommends generic brand

Chairperson Carragher – concerned about the cars stacking into the Route 73 entrance and its effect on the Veterinary - example the Car Wash north of site

Mr. Verderese – that site is approximately 450' away from entrance and a 12' shoulder is proposed

#### Public Comment

Martha Wright, 200 Mud Lane, Cherry Hill, NJ

Ms. Wright is concerned about the proximity to churches and school

Concerned about the vapor recovery system – does not always work

Would like the solar panel to be a mandatory condition

Would ask board to deny application

Mr. Wieliczko – testimony of the applicant is that this site is being considered if suitable

#### Public Portion – Closed

Mr. Wieliczko summarized

Applicant is seeking Preliminary and Final Major Site Plan

Conditional Use Variance

Bulk Variances

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#### Design Waivers

Applicant has satisfied and agreed to recommendations and comments in ERI, CME, Alaimo letters

Applicant agrees to additional lighting and stop bar subject to NJDOT requirements

Clarified the sidewalk would be 5'

All systems would meet or exceed requirements

Motion to approve ZB20-01 Route 73 & Kresson Rd. – WAWA -Fox

Second – Thompson

Ayes: Fox, Grantner, Masson, Willmott, Paetzold, Thompson, Carragher

#### **Minutes – 1-28-2022**

Motion to approve - Thompson

Second – Grantner

Ayes: Carragher, Thompson, Grantner, Masson, Paetzold, Repsher

**Public Comment** – None

**Board Comment** - None

#### **Communication/Organization**

Board Secretary Newton – will be presenting Zoning Board of Adjustment Annual Report, July 1, 2020 to June 30, 2021 to the Planning Board at its March 17, 2022 meeting

Next Meeting – 3-21-2022 – This meeting will return in person

Meeting Adjourn: 9:25 p.m.