

**TOWNSHIP OF EVESHAM**

**Planning Board**

**Minutes**

**7:00 pm**

**21 July 2016**

**Municipal Building**

**Call to Order**

Chairwoman Marrone made the call to order at 7:05 pm.

**Flag Salute**

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

Chairwoman Marrone made the statement of conformance with the Open Public Meeting Act and the Municipal Land Use Legislation

**Roll Call**

**Present:** Marrone, Parikh, Zeuli, Menichini, Vassallo, Student, DiEnna, Foster

**Also Present:** Platt, Kinney, Bittner, Furey

**Absent:** Marandolo, Brown, Rehmann, Arcari, Darji, Turan

**Meeting Minutes**

**July 7<sup>th</sup>, 2016**

Motion: Parikh

Second: Menichini

Ayes: Marrone, Parikh, Zeuli, Menichini, Vassallo, Student, DiEnna, Foster

Mr. Platt swears in Leah Furey as the Planning Board Planner for the 2016-2017 year. Ms. Furey gives her qualifications.

**A. Unfinished/New Business**

**1. RB Marlton Investors, LLC. PB 15-15 Sign. "C" Variance for Signs.**

841 & 871 Route 73 South, Block 36, Lots 4 & 4.01 (C-1 Zone District)

Preliminary Site Plan approval was granted 3/3/16.

Sign variances are related only to the proposed Royal Farms, freestanding sign, façade signs, canopy signs, directional signs, sign spacing, and sign designed to match building.

Richard J. Hoff, Attorney for Applicant

**Witnesses Sworn In:**

Chirag, Thakkar, Engineer

**Exhibits:**

A1: Exhibit "S", Sign plan dated April 11, 2016

A2: 8ft Pylon Sign for Approval, dated July 7<sup>th</sup>, 2016

A3: 3'22 pylon sign with a brick base.

Richard J. Hoff, Overview:

- Planning Board gave site plan approval in February 2016.
  - At time of approval, only a retail sign was proposed. No signage was proposed for the Royal Farms gas sign. Applicant wanted to wait to complete sign project and needed to wait to get particulars of the sign itself.
- Applicant is proposing a 25 ft. Pylon Sign at entrance with 120 sq. ft. This was the original proposed sign.
- Pylon Sign:
  - 22ft height, which complies with ordinance.
  - Setback will be 15 ft. to Route 73 and 10 ft. to Sunbird Drive, which complies.
  - Area of sign will be 73.3 sq. ft. where 60 sq. ft. are required.
    - Signs at Royal Farms are typically 120 sq. ft.
  - Design of sign will be a brick or stone at the bottom around sign. Created different aesthetic looks for the Planning Board.
    - Applicant shows various designs the PB can approve, all signs are the same size, except slightly different designs.
- Façade Sign:
  - Propose four different signs at 91 sq. ft. each. According to standards only two are allowed.
  - Applicant is requesting multiple signs due to 2 entrances at the front and back of the property.

Mr. Platt asks if the signs are illuminated. Mr. Hoff responds that all signs are illuminated internally, no outside lighting is used.

- Canopy Signs
  - Requesting size of 35.62 sq. ft., where 20 sq. ft. is permitted.
  - Consistent with other signs of the applicant. It will fit the canopy as proposed. Sign needs to be larger to look consistent with canopy.
- Applicant is proposing two signs on frontage of Rt. 73 to be 196 ft. apart where 300 ft. is required by ordinance. Applicant states the distance works better for the site.

Chirag Thakkar Testimony:

- Sworn in and accepted as expert witness.
- States that if the Pylon signs were 300 ft. apart, it would not correspond to the appropriate buildings.
- Façade Signs:
  - Have two entrances at the site, which is why applicant is requesting for more signs. This will give signage to the front/rear access of the building.
- Signs on the Canopy will not be overpowering. They are reasonable placed on a North/South direction to correspond with travel.
- Directional Signs:
  - 8 sq. ft proposed where 2.5 sq. ft is permitted. Sign is appropriate for where it is placed. Typical signage in size for Royal Farms. Will look similar to the Canopy sign and will be internally illuminated.

- Only the channel letters on the Canopy sign will be illuminated, not the entire size of the sign.

*Applicant ends formal testimony.*

Leah Furey, Planner Testimony:

- Letter dated July 18<sup>th</sup>, 2016
- Satisfied with Applicant's explanation as to why they are requesting a shorter distance between signs. The ordinance allows 2 signs to be placed on Rt. 70/73, but they are required to be 300 ft. apart to avoid redundancy. However, the 2 signs that are 196 ft apart are adequate because they are two separate signs.
- Both sign choices are acceptable, it is the Board's preference which one they choose.
- States the 73.3 sq. ft. of sign is more proportional and reduces clutter. No problem with this variance.
- States in regards to the directional sign that Sunbird drive is not a public street. Once Sunbird drive becomes a public street they can place the small monument sign.
- Façade signs are proportionate to the buildings.
- Canopy signs are 35 sq. ft. Only letters will be illuminated to reduce light pollution.
- Asks applicant to coordinate this plan with the overall site plan. Applicant agrees to comments.

Mr. Platt asks about DOT Traffic Signal status.

- Applicant states that the formal application was submitted last week.
- Mr. Platt asks when construction would start if approval is granted. Applicant states that the only issue would be with the DOT. Permits could be issued within 6 months. Applicant states that County has questions that need to be followed up on. Applicant has received all consent from neighboring properties only.

Public Comment:

**Bruce Della Vecchio, 116 Peregrine Drive**

- Concerned about the number of signs for the size of the lot. Worried about the aesthetics of sign.
- Concerned about seeing the signs from the house.
- Applicant should cut down on the number of signs and save money.

Board Comment:

**Mr. Student:** Asks to clarify width of Pylon Signs. Applicant clarifies.

**Mr. Parikh:** Asks to see Pylon sign designs. Applicant clarifies design of sign and size.

**Mr. Menichini:**

- Asks applicant about sign in the back of the site. Applicant states the façade sign is lit on the building itself and internally illuminated.

**Ms. Marrone:**

- Asks Applicant what they are doing to help light pollution. Mr. Thakkar states that there is an existing vegetative buffer, and the wetlands in the site will not be disturbed. They will develop on the front side of Evesham as to mitigate the impact on the Voorhees side of the site.
- Assures Mr. Della Vecchio about signs. States that Ms. Furey assists, and that they intentionally ensure signs are aesthetically pleasing.

**Mr. Platt Summary**

- Applicant is seeking amended final site plan approval for signage.
- 3'22 brick base sign.
- Signs are internally illuminated.
- Board has heard testimony and reasons why they are requesting the signs.

**Motion to Grant Approval for Signage:**

Motion: Parikh

Second: Menichini

Ayes: Marrone, Parikh, Zeuli, Menichini, Vassallo, Student, DiEnna, Foster

**Communications/Organization:**

August 4<sup>th</sup>, Next Meeting. Renaissance Square will be on Agenda.

**Meeting adjourned at 7:58pm.**