



# 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](http://www.evesham-nj.org)

Township Manager – Robert Corrales  
Township Clerk – Mary Lou Bergh

## ZONING BOARD OF ADJUSTMENT MEETING AGENDA

### January 25, 2021

Revised

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:

[https://us02web.zoom.us/webinar/register/WN\\_PbWr-vnFRseKI-wYlerGwg](https://us02web.zoom.us/webinar/register/WN_PbWr-vnFRseKI-wYlerGwg)

OR

Dial: 1 (646) 558-8656 or 1 (301) 715-8592

For those dialing in, use the Webinar ID: 873 5207 4788

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](mailto: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](mailto: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 and hear Applicant’, and Attendee’s Questions
- b) You will not be able to ‘raise your hand” or be personally identified to ask question – therefore, during Public Portion Comments 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.



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- d) If a participant that has registered in ZOOM 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 who has dialed into ZOOM 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. **398 Rt 73 S. (B4.19; L1): 398 Evesham (F) Land Holdings, LLC: ZB 20-23**  
Zone: C1/EVCO Existing Use: Gas Station (Gulf)  
Attorney: Joseph D. Rocco  
**Application Withdrawn by applicant (1-22-2021) and has been Removed from the Agenda.**
2. **120 Rt. 73 N. (B25.01; L4): 120 Evesham (L) Land Holdings, LLC: ZB 20-24**  
Zone: C-1/EVCO Existing Use: Auto Repair (Caliber Collision)  
**Attorney: Joseph D. Rocco**  
Application: Preliminary and final major site plan approval and with “D” and “C” variance relief to construct two (2) freestanding landmark displays (“Landmark Display”) as principal uses.

The proposed Landmark Display is approximately 58 feet high (with a top edge of 49.72’ above the adjacent street) and approximately 47 feet in width and incorporates a municipal identification as part of the structure. The visual display/communication technology area is approximately 40’ W x 17’ H.

“D” Variance relief including:



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Relief in accordance with NJS 40:55D-70.d.(1) to allow a use variance for each Landmark Display, as the Zoning District does not expressly permit such use.

Relief in accordance with NJS 40:55D-70.d.(1) to allow additional principal uses on the Property, as the Zoning District does not permit multiple principal uses on one lot.

Bulk “C” variance relief including:

§160-68.1(F) for lot area, minimum street frontage, minimum lot depth, minimum side yard setbacks (both sides), minimum front yard setback, minimum rear yard setback, minimum front yard parking, maximum building height, floor area ratio and minimum setback from another building on the same lot. Various bulk variance relief including variance relief maximum height for signs, minimum side setback for signs, maximum sign copying area, and maximum total square footage/ area for signs.

§161-1(8)(a): Billboards, including all off-premises advertising signs, are permitted in the IP District only

§160-68.1(C): Billboards, including all off-premises advertising signs and Landmark Displays, are not permitted in the EVCO District. The project proposes to install a Landmark Display with content to promote activities and events of the Township of Evesham, as well as emergency and commercial messaging.

§161-1(8)(e): It is hereby determined that billboards are not appropriate for inclusion in certain districts where the character, identity and integrity of the district could be adversely affected by such signs. Accordingly, no billboards shall be permitted in any district other than the IP District.

§160-75B(1)(a): “only signs which promote or draw attention to a product, article or business, or service offered, sold, or rendered at or in the place or premises where such sign is located shall be permitted in the municipality, except for political signs as regulated by this section”. The Applicant’s proposal includes off premises advertising.

§160-75B(1)(d): “sign[s] should complement the architectural style and scale of the building and should be designed as an integral architectural element of the site to which it principally relates. As an architectural element, the sign should reflect the period of architecture and should be in harmony with a building’s character and use. It must not interfere with architectural lines and details and shall conform to landscape standards associated with signs. Components of signs (supporting structures, backs, etc.), not bearing a message shall be landscaped and constructed of materials that blend with the natural environment or shall be painted a neutral color, to blend with the natural environment”



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§160-75B(1)(i): Height. “No portion of the top edge of any freestanding sign shall be greater than 22 feet above the elevation at the center line of the street in front of the property on which the sign shall be situated”. The Applicant’s proposed Landmark Display is approximately 58 feet high (with a top edge of 49.72’ above the adjacent street).

§160-75B(1)(j): Setback. Except where otherwise provided, no sign or any part thereof shall be located closer than 10 feet from any right-of-way line or lot line. Any new sign shall be not less than a distance of 50 feet from any existing adjacent freestanding sign, except as otherwise provided. The project proposes to install a sign 0.5 feet from the lot line.

§160-75B(1)(p): “Freestanding signs and facade signs closer than 75 feet to the right-of-way of a major arterial, arterial or collector road shall contain not more than 13 items of information”.

§16017B(1)(a): Buffers for C1, C2, C3 to C1, C2, C3 – Perimeter Buffer of 15'

§160-75D addresses sign illumination, but the standards do not address LED signs. “Regardless of the type of illumination employed, all illuminated signs, and/or the light fixtures illuminating the signs, shall be properly shielded and located as to prevent glare or blinding effects upon motor vehicle traffic and so as not to cause nuisance to the residents of the area.”

§160-75D(4): “Where illuminated signs are permitted, signs facing a residence or residential zone shall not be illuminated between the hours of 10:00 pm and 7:00 am the following morning, unless the business or uses advertised are open to the public later than 10:00 pm, in which event any such establishment may keep a sign illuminated until the business is closed to the public but not thereafter.

§160-75E(12): “Other than those presently existing outside the Pinelands Area, no new billboard or billboard-type signs shall be erected.”

§160-75K: provides that electronic signs are only permitted for religious institutions, public school and municipal properties and the maximum size of such a sign is 16 s.f., which only one color permitted.

§160-75(O)(1): One freestanding sign is permitted on each roadway frontage, except that tracts with more than 400 feet of continuous frontage along Route 70 or Route 73 may have up to two freestanding signs along one frontage, spaced at least 300 feet apart and consistent with the requirements below.

§160-75(O)(2): Freestanding signs along the Route 70 and Route 73 right-of-way. Maximum height is 22 feet.



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- 3. **12-14 N. Maple Ave (B4.03; L4&3); Maple Ave Land Holdings, LLC: ZB 20-25**  
Zone: C3 Existing Use: Commercial

**Attorney: Joseph D. Rocco**

Application: Preliminary and final major site plan approval and with “D” and “C” variance relief to construct a parking lot as a principal use.

“D” Variance relief from §160-70(B) as the Zoning District does not expressly permit a parking lot as a principal use on a lot within the Zoning District.

“C” variance relief from §160-71(E) the minimum front yard setback requirements, minimum rear yard setback requirements and the minimum side yard setback requirements.

- 4. **21 Lady Diana Circle (B52.05; L54); Kevin and Cheryl Schwartz ZB20-26**

Zone: RD1

Application: Pool setback variance (Rear) Required 15’; Proposed 8’

Pool setback variance (Side) Required 15’; Proposed 11’

Pool equipment setback variance Required 15’; Proposed 3’

## VII. MINUTES FROM PREVIOUS MEETING December 21, 2020

## VIII. MEMORIALIZATION OF RESOLUTIONS

- 1. 5 Georgian Ct. (B52.02; L29): Gabriella Flamini: ZB 20-16
- 2. 7 Prince Andrew Ct. (B52.05; L25): David & Judith Spillane: ZB 20-19
- 3. 818 Defense Dr. (B11.37; L13): Thomas Krause: ZB 20-20
- 4. 64 Country Squire Ln. (B38.03; L11): Jeffery & Allyson Snider: ZB 20-21
- 5. 1 Nottingham Rd. (B35.03; L3): George Chis-Luca: ZB 20-22

## IX. PUBLIC COMMENT

## X. BOARD COMMENT

## XI. COMMUNICATION/ORGANIZATION

Next Scheduled Meetings: 1/25/21, 2/22/21, 3/15/21, 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](mailto:boults@evesham-nj.gov).