



ZONING BOARD OF ADJUSTMENT
Thursday, July 24, 2014
DRAFT MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairperson Rardin at 7:31 pm.

PLEDGE OF ALLEGIANCE: Led by Chairperson Rardin.

OPMA STATEMENT: Read by Chairperson Rardin in compliance with the Sunshine Law.

ROLL CALL

- **Members in Attendance:** Daniel DiRenzo, Jr.; William Carter; Farhat Biviji, Vice-Chairperson; and Jonathan Rardin, Chairperson.
- **Professionals in Attendance:** Paul Stridick, AIA, Director of Community Development; Anthony Zappasodi, Esq., Planning Administrator; Jacob Richman, Planning Technician; Allen Zeller, Esq., Zoning Board Solicitor. Solicitor Zeller administered oaths to Mssrs. Stridick and Zappasodi.

COMMENTS FROM THE PUBLIC: None received.

ADMINISTRATIVE ITEMS

Approval of Meeting Minutes from July 10, 2014. Mr. Carter made a Motion to Approve the Minutes from July 10, 2014, which was seconded by Mr. DiRenzo, with affirmative votes by Carter, DiRenzo, and Biviji. Abstention by Rardin. Motion carried.

AGENDA ITEMS

14-Z-0013

Block(s) 340.30 Lot(s) 2

Zone: Residential (R20) Zone

Relief Requested: A site plan waiver with a use (D1) variance and bulk (C) variances to collocate twelve (12) telecommunications antennae, a related equipment shelter, generator, and other improvements on the rooftop of the Towers of Windsor, where telecommunications facilities are not a permitted accessory use within the Residential (R20) zone as per §409.D and §432.D of the Zoning Ordinance

New Cingular Wireless PCS, LLC (AT&T)

2995 Chapel Avenue West

Cherry Hill, NJ

The attorney for the Applicant sent correspondence to Mr. Zappasodi requesting an adjournment of this matter to the next available meeting date.

Motion to Adjourn: Motion to Adjourn application 14-Z-0013 until August 7, 2014 was made by Mr. DiRenzo and seconded by Mr. Carter, with affirmative votes by DiRenzo, Carter, Biviji, and Rardin. Motion carried.

Solicitor Zeller made an announcement that this matter will be adjourned to August 7, 2014 and that said announcement shall function as the legal notification requirement and that the Applicant will not have to send out a new additional written legal notices to those property owners within 200 feet of the parcel.

14-Z-0007

Block(s) 425.01 Lot(s) 5

Zone: Residential (R2) Zone

Relief Requested: A bulk (C) variance to permit the installation of a free-standing sign that is approximately six (6') feet by six (6') feet with approximately twenty-four (24) square feet of text within the R2 Residential Zone, where the maximum size permitted on a sign within a Residential Zone is three (3) square feet in area.

3P Holdings, LLC

2 Coleman Avenue

Cherry Hill, NJ

The Applicant was represented by Attorney James Mitchell, Esq. from the Hambro & Mitchell law firm, and offered the following professional and witness in support of the bulk variance requests: James Kyle, PP, AICP, and Robert Santiago. Mr. Mitchell confirmed that these were the same two witnesses present at the prior hearing which occurred on May 15, 2014 and resulted in an adjournment. Solicitor Zeller confirmed and reminded the witnesses that they remain under oath from the prior hearing. Mr. Mitchell provided some background remarks and

confirmed that the Applicant is seeking two bulk variances: (1) to permit an oversized sign within the R2 zone; and (2) to permit the sign to be located within ten (10') feet of the property line.

Mr. Mitchell stated that the Applicant, since the adjournment of the previous hearing, has decided to revise the size, height, and shape of the sign and also reconsidered the location of the sign so that it is no longer proposed to be located at the corner of the property. He stated that the proposed height and size of the new sign were less than what was previously proposed.

Mr. Santiago testified that he is proposing a revised sign after considering some alternative designs for the sign. He stated that he met with Director Stridick to discuss the concerns raised at the previous hearing. Mr. Santiago testified that the proposed location of the new sign is now along Moore Avenue, which allows for better visibility for vehicular traffic from both Kresson Road and Berlin Road. He also stated that the revised sign design demonstrates a fifty (50%) percent reduction in the size of the proposed sign from the prior hearing. A color rendering of the revised sign illustrating the size, shape, and location of the sign was marked as Exhibit "A-1". Mr. Santiago stated that the sign is now proposed to be forty-five (45") inches in height (reduced down from seventy-two (72") inches) and that the bottom of the sign is now fourteen (14") inches above grade level. He confirmed that the sign will not be illuminated. The Applicant confirmed that they would not place any façade sign upon the building if the variances for the freestanding sign were granted by the Zoning Board. The Applicant stated they would have no objection to a condition of approval stating that the freestanding sign would be the only sign at the property.

Mr. Kyle testified regarding the justification for the bulk variances for the sign and reiterated that his prior testimony still applied, even more so now with the reduced size of the sign. He stated that the new proposed location along Moore Avenue fits better with the existing landscaping and unique characteristics of the property. Mr. Kyle confirmed that the new sign would be located two (2') feet from the property line, and that a bulk variance is necessary from section 517.C.2.d(ii) to allow the sign to be placed within the ten (10') foot setback. Mr. Kyle also confirmed that the size of the revised sign is approximately 11.9 square feet and that a bulk variance is necessary from section 517.F.2 to exceed the three square foot maximum size in residential zones. He stated that the sign was made of a sand-blasted plastic material.

Mr. Stridick stated that he met with Mr. Santiago onsite for some brainstorming and that he felt that the sign is now proposed in a better location due to the existence of trees and other site conditions that limited the options of the Applicant. Mr. Stridick stated the smaller size and shaped sign is more aesthetically pleasing while still serving a function for site identification. He calculated the size of the proposed revised sign as approximately 9.7 square feet. Mr. Zappasodi reiterated that the Applicant would not be placing (or replacing) any façade sign upon the building if the bulk variances for the freestanding sign were granted, thereby abandoning any previous variance for a façade sign so that it is no longer in effect. He thanked the Applicant for working with the Department of Community Development regarding the revised sign and highlighted some additional minor comments from the Department's review letter.

Chairperson Rardin opened the hearing to the public. No members of the public were present. Chairperson Rardin closed the public portion of the hearing. Board discussion ensued.

Motion to Approve two bulk variances for the freestanding sign with enumerated conditions. Motion to Approve application 14-Z-0013 was made by Mr. DiRenzo and was seconded by Mr. Carter, with affirmative votes by DiRenzo, Carter, Biviji, and Rardin. None opposed. Motion carried.

RESOLUTIONS: None.

Meeting Adjourned: 7:48 pm.