



The Applicant has requested variances from the Conditional Use requirements for off-site signs, including commercial billboards, along Route 73 per Ordinance Section 150-15(E)(8)(f) for the following:

- a. Section 150.15(E)(8)(f)6 - The minimum lot frontage shall be 100 feet; whereas, the property in question has a lot frontage of 70 feet; and,
- b. Section 150.15(E)(B)(f)7 - The billboard sign shall be a minimum of 500 feet from any residential district; whereas, the billboard sign is located approximately 380 feet from the RD-3 residential zone within Evesham Township; and,
- c. Section 150.15(E)(8)(f)11-The minimum distance between off-premises signs shall be 500 feet; approximately 180 feet is proposed between the subject billboard and an existing billboard sign on the westerly side of Route 73; and,
- d. Section 150.15(E)(B)(f)13 - Billboard signs shall be located on the west side of Route 73 within the first 5,000 feet of the northern Township line; whereas the proposed billboard sign is located on the east side of Route 73 within the first 5,000 feet of the northern Township line; and,

In addition to the above, the Applicant shall discuss and demonstrate compliance with the remaining Conditional Use requirements for an off-site sign/billboard as follows:

- e. Section 150.15(E)(8)(f)1 - Compliance with all state permitting and regulations; the Applicant shall discuss compliance with state regulations with the Board and remains responsible to secure permitting/approval. Applicable state regulations include the Roadway Signs Outdoor Advertising Act (NJSA 27:1A-5, 27:1A-6, 27:5-5 et seq.) as well as any other applicable statutes, laws, and regulations related to the billboard; and,
- f. Section 150.15(E)(B)(f)(2) - All lights shall be directed onto the billboard structure; no external lighting appears proposed for the digital message billboard. Currently Complies; and,
- g. Section 150.15(E)(B)(f)3- The area underneath and around the off-premises sign shall include a landscaping bed containing evergreens and flowering materials. The need for additional landscape plantings may be required, which should be discussed with the board; and,
- h. Section 150.15(E)(8)(f)4- The landscaping bed shall be continuously maintained by the property owner; notes 7 under general notes and 28 under planting schedule notes should be revised to say, landscaping shall be continuously maintained by the property owner; and,
- i. Section 150.15(E)(8)(f)5 - The minimum lot size shall be 0.5 acres and maximum lot size shall be 3 acres; the property contains approximately 0.68 acres. Currently Complies; and,
- j. Section 150.15(E)(B)(f)9- The maximum height of the structure from grade shall be 80 feet; Currently Complies, 76 feet overall height is proposed; and,
- k. Section 150.15(E)(8)(f)10- The maximum size of the off-premises sign face shall be 20 feet by 60 feet with a maximum area per face of 1,000 s.f.; Currently Complies, 16 feet by 60 feet (960 s.f.) sign faces proposed; and,
- l. Section 150.15(E)(8)(f)12- The total number of off-premises signs permitted shall be three (3) in addition to those existing as of the effective date of this section; Currently Complies, no other signs appear to exist onsite which should be verified with the Board; and,
- m. Section 150.15(E)(8)(f)14 - Off-premises signs shall not resemble any traffic sign; Currently Complies, sign contents/messages should be reviewed with the Board; and,
- n. Section 150.15(E)(B)(f)15- No off-premises signs shall be located within 300 feet of an intersection; Currently Complies, the billboard sign would be greater than 300 feet from the Kresson-Gibbsboro Road intersection; and,
- o. Section 150.15(E)(B)(f)16 - Side yard setback shall be 20 feet, rear yard shall be 20 feet and front edge of the sign shall be 20 feet from the right-of-way; the billboard is proposed with a 23-foot side setback, 150-foot rear setback and 21-foot front setback from the Route 73 right-of-way; and,

Any other variances or waivers as may be required.

#### **COMMENTS FROM THE PUBLIC**

#### **COMMENTS FROM THE BOARD**

**NEXT MEETING DATE(s):** February 24, 2022, March 10, 2022, March 24, 2022.

#### **ADJOURNMENT**