

Stephen J. Murray
Zoning Administrative Officer
Elaine D. Powell
Assistant Zoning Officer



www.voorheesnj.com

DAILY OFFICE HOURS
8:00 A.M. TO 5:00 P.M.
Office: 856-429-0647
Fax: 856-795-2335
2400 Voorhees Town Center
Voorhees, NJ 08043

ZONING BOARD OF ADJUSTMENT
AMENDED AGENDA FOR SEPTEMBER 22, 2016

7:00 P.M. OPEN CAUCUS MEETING

7:30 P.M. REGULAR MEETING

CALL TO ORDER

FLAG SALUTE

NOTICE:

The Zoning Board of Adjustment reserves the right to change the order of the published agenda. All changes to the agenda will be announced at the beginning of each meeting.

It is the intent of the board (and at the discretion of the Chairman) to not begin a new application after 10:00 P.M. and to adjourn the meeting by 11:00 P.M.

It is a further policy of the Board that members of the public will be limited to five minutes when speaking on an application. When a person is representing a group of people, he or she may speak for ten minutes.

I am required to advise you that there is a no smoking policy in this building. In the event of a fire or other emergency please utilize the exit at the rear of the room.

For those of you in attendance that are in possession of a paging device or cell phone, kindly turn it off or put in on vibrating mode. The sudden alerting tones of either device are disrupting to the proceedings as well as to the recording equipment used by the Board. Also, if you find it necessary to converse with your applicant, professional, or attorney, please do so in the lobby at the rear of the meeting room.

Thank you for your cooperation.

OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is being held in compliance with the requirements of the "Open Public Meetings Act" and has been duly noticed and published as required by law.

ROLL CALL

APPOINTEMENT OF CONFLICT SOLICITOR

MINUTES FOR APPROVAL

RESOLUTIONS FOR APPROVAL

CORRESPONDENCE

OLD BUSINESS:

Shirley Frank

MDR-Zone Case #Z2015-011
4 Cedar Hill Court
Block 230.10; Lot 12

Action Date: 9/30/16

Continued from the February 11 and April 14, 2016 meetings. The applicant is seeking relief from Sections 152.015(D) and (G), 150.13, 150.12 and 150.14(B)(1) of the ULDO to permit the following: To allow the paver patio to remain with a side-yard setback of "0" feet and a rear yard set-back of "0" feet where 15 feet is required; to allow accessory structures to occupy more than 25% of the rear-yard area and to allow an impervious coverage of 81% where the maximum permitted is 45%; to allow the paver patio driveway to be constructed within 5 feet of the side and rear property lines where in no event shall grading, construction or alteration of a lot be permitted within 5 feet of a side or rear property line; and to allow the 6-foot high fence to remain constructed in the side-yard area where only a 4-foot high fence is permitted. Applicant is also requesting any other relief that may be deemed necessary by the Board and/or its professionals.

NEW BUSINESS:

Vara NRG, LLC

MDR Zone Case #ZC2016-005
120 S. Pelham Road
Block 88, Lot 15

Action Date: 10/16/16

Seeking variances, site plan waiver and/or other relief for the construction of a solar carport. Applicant seeks a variance from the provisions of Section 152.015(D)(3)(6) to allow a four (4) foot sideyard setback where ten (10) foot is required, a variance from Section 150.17C(2)(a) to allow a solar energy system to generate 11.35kw where no more than 10kw per residential dwelling is permitted, for a variance from Section 150.12(B)(1) to allow construction of a carport and carport foundations within a side setback of five (5) feet and to allow an existing driveway and masonry wall to remain within a zero (0) sideyard setback where no construction, alternation or grading is permitted within five (5) feet of a side property line and a variance from Section 152.17C(1)(b) to allow a front-facing solar energy system where a rear-mounted solar energy system is required unless the board determines such installation on the rear is ineffective or impossible. In addition, the Applicant seeks any and all other necessary and required variances, waivers and/or other approvals or any variances, waivers or other approvals called for by the Board's professionals, for the purpose of constructing the solar carport. The Applicant seeks a waiver of any site plan requirement in connection with said project.

COMMENTS FROM THE PUBLIC

COMMENTS FROM THE BOARD

NEXT MEETING DATES: OCT. 13th, OCT. 27th, NOV. 10th, DEC. 8th

ADJOURNMENT