

Stephen J. Murray
Zoning Administrative Officer
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Secretary



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DAILY OFFICE HOURS
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ZONING BOARD OF ADJUSTMENT
AGENDA FOR SEPTEMBER 26, 2013

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

MINUTES FOR APPROVAL

MEMORIALIZATION OF RESOLUTIONS

CORRESPONDENCE

OLD BUSINESS:

Joanne Martindale

MDR Zone

Case #ZC2013-014

2 Wexford Terrace

Action Date: 12/12/13

Plate 31.05, Block 229.14, Lot 35

Continued from September 12, 2013 meeting. Seeking relief from Sections 152.015(D)(1)(b) and 154.001(B)(4) of the ULDO to permit the front paver patio to remain with a front-yard setback of 15 feet where 30 feet is required and the rear paver patio with a stream setback of 27 feet where 50 feet is required. Seeking any and all other relief as may be deemed necessary by the Board and/or its professionals.

Muslim American Community Assoc. Inc.

B Zone

Case #ZC2012-011

3 Lafayette Avenue

Action Date: September 30 2013

Plate 38, Block 278, Lot 15

Case continued from July 26, 2012, September 13, 2012, December 13, 2012 and February 21, 2013 meetings. Seeking use variance and preliminary and final site plan approval with variances for the construction of an additional one-story (35' high) building (which is proposed to be approximately 5,479 sf on the first floor and 2,000 sf in the basement), additional parking spaces and related improvements. The existing buildings will remain. Some existing parking spaces will be removed but the Application proposes a total of 128 parking spaces, which is a net increase of 59 parking spaces on the Property. The Application seeks the following variances:

1. Voorhees Code Section 152.082 - A Mosque and related uses are not permitted uses in the B - Business zone. The Application seeks to use the existing 5,731 square foot building and the proposed new building as a Mosque, including religious services, religious studies, special events, community activities and funeral preparation.
2. Voorhees Code Section 152.085(c)(2) - A 100 foot minimum rear yard is required. The Application seeks a 40.6 foot minimum rear yard for the new building and a 24.5 foot minimum rear yard for trash enclosures.
3. Voorhees Code Section 152.085(D) - A 50 foot minimum buffer width is required. The Application seeks a 39.5 foot buffer width for the parking area and a 40.6 foot buffer width for the new building.
4. Voorhees Code Section 152.085(F) - Impervious coverage of 60% is permitted. The Application seeks impervious coverage of 60.5%.
5. Voorhees Code Section 152.085(I) - A 50 foot minimum parking setback is required. The Application seeks a 39.5 foot parking setback.

In addition, the Application seeks such other variances, submission waivers, design waivers, and other relief as may be required for approval of the Application or as the Voorhees Township Zoning Board of Adjustment ("Zoning Board") may deem appropriate.

COMMENTS FROM THE PUBLIC

COMMENTS FROM THE BOARD

NEXT MEETING DATES: OCT. 10th, OCT. 24th, NOV. 14th, DEC. 12th

ADJOURNMENT