

The Chairman called the meeting to order and stated it was being held in compliance with the “Open Public Meeting Act” and had been duly noticed and published as required by law.

#### ROLL CALL

Present: Mr. Cohen, Mr. Willard, Mr. Daddario, Mr. Leoncio, Mr. Quraishi, Mr. Patton,  
Mr. Cupersmith & Mr. Senges  
Absent: Mr. Weil

Also present, Mrs. CherylLynn Walters, Board Solicitor, Mr. Bennett Matlack, Board Engineer and Mr. James Clarkin, Professional Planner.

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Mrs. Walters swore in Mr. Patton as a Board member being appointed for a new (1) year term.

#### ROLL CALL

Present: Mr. Cohen, Mr. Willard, Mr. Daddario, Mr. Leoncio, Mr. Quraishi, Mr. Patton,  
Mr. Cupersmith & Mr. Senges  
Absent: Mr. Weil

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#### APPROVAL OF MINUTES

Mr. Willard motioned to approve the minutes from December 10, 2015; seconded by Mr. Cupersmith. Motion carried by the assenting voice vote by all board members with the exception of Mr. Patton who abstained.

Mr. Cohen motioned to approve the minutes from January 14, 2016; seconded by Mr. Cupersmith. Motion carried by the assenting voice vote by all board members with the exception of Mr. Patton who abstained.

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#### MEMORIALIZATION OF RESOLUTIONS

Resolution 16-001	Zoning Board Solicitor (Stuart Platt, Esq. of Platt & Riso, P.C.)
Resolution 16-002	Zoning Board Engineer (Gary White of Churchill Consulting Engineers)
Resolution 16-003	Zoning Board Secretary (Kendralyn Cornwall)
Resolution 16-004	Zoning Board Chairman (Jeffrey Senges)
Resolution 16-005	Zoning Board Vice-Chairman (Neal Cupersmith)
Resolution 16-006	Zoning Board Development Review Committee
Resolution 16-007	Zoning Board Completeness Review Committee
Resolution 16-008	Zoning Board Conflict Engineer (Douglas Rohmeyer of CME Associates)

Mr. Willard motioned to approve the resolutions; seconded by Mr. Cohen. Motion carried by the assenting voice vote by all board members with the exception of Mr. Patton who abstained.

Resolution 16-009                      Zahieh Ayoub & Jack Ayoub  
**ZC2015-015** Bulk Variance Application for:  
10 Golf View Drive, Block 139; Lot 49

Mr. Cupersmith motioned to approve the resolutions; seconded by Mr. Willard. Motion carried by the assenting voice vote by all board members with the exception of Mr. Patton and Mr. Leoncio, who abstained.

Resolution 16-010                      Brett and Jennifer Sholder  
**ZC2015-008** Bulk Variance Application for:  
10 Hidden Acres Drive, Block 202.03; Lot 22

Mr. Cohen motioned to approve the resolutions; seconded by Mr. Cupersmith. Motion carried by the assenting voice vote by all board members with the exception of Mr. Patton and Mr. Leoncio, who abstained.

Resolution 16-011                      John A. Ververelli  
**ZC2015-016** Variance Application for:  
112 Warren Avenue, Block 117; Lot 3.01

Mr. Cupersmith motioned to approve the resolutions; seconded by Mr. Willard. Motion carried by the assenting voice vote by all board members with the exception of Mr. Patton and Mr. Leoncio, who abstained.

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## NEW BUSINESS

Goodwill Industries of Southern NJ & Philadelphia, Inc.  
201 Kresson-Gibbsboro Road  
Block 213.04; Lots 118 & 119  
Use Variance  
ZC2015-012

Mrs. Walters states that the case is open and carried from the November 12, 2015 Zoning Board meeting. Applicant is seeking approval to permit a charitable donation center facility to operate. The Zoning Officer has determined that this is a warehouse distribution use which is not permitted in the B-Zone. The applicant has submitted an application for a interpretation or the alternative, a use variance.

Counsel for the applicant Mr. Del Duca of Del Duca Lewis Law Firm approaches the Board and states that he represents Goodwill Industries of Southern NJ & Philadelphia , Inc and is

accompanied by Goodwill Chief Operating Officer Mr. Michael Shaw and Professional Engineer, Mr. Creigh Rahenkamp.

Mr. Del Duca advises that the location in question is an end cap unit within a strip mall facility. Goodwill South Jersey would like to turn the space into an “attended donation center”. He further explains that an “attended donation center” has one purpose only and that is it will only take in goods. Mr. Del Duca emphasizes that no goods will be stored outside and there will be no donation bins on the premises. Once the item is donated by the resident the goods are stored in the back of the facility and a few times a week a “straight body” truck will come to pick the items up and transport them to other locations where they will be sold.

Mr. Del Duca explains that the applicant originally applied for a Zoning Permit and was denied because “warehousing and distribution is not a permitted use in the B-Business Zone”. He further explains that his applicant was instructed to come before the board for a use variance as well as an interpretation. It is at this point he states for the record that his applicant is withdrawing the interpretation portion of the application and only proceeding with the use variance request.

Mr. Del Duca states that in most cases for a use to be permitted in a particular area where it normally is not, you must prove that the use is suitable for a location. Although, if the use is considered “inherently beneficial” you do not have to prove that it is particularly suitable and by law you have satisfied the positive criteria.

\*Mr. Del Duca then presents (3) photographs he marks as Exhibit A-1\*

Mr. Del Duca then swears in Mr. Shaw and Mr. Rahenkamp. Mr. Shaw introduces himself and explains the basic dynamics of an attended donation center. He explains that he has assisted in and has been a major part of the opening of like facilities in Woodcrest, Medford and Haddonfield. He feels that the location proposed for this “attended donation center” is similar to those mentioned above.

Once the application has been presented the Board questions Mr. Del Duca on whether a traffic study has been completed. The main concern of the board is the traffic congestion at the intersection and the numerous traffic accidents that intersection sees. Mr. Del Duca explained that the applicant has not completed a traffic study nor brought a traffic professional. However, he did agree to table the application and request a continuance for February 25, 2016 while they gather the data and have the traffic study completed with the action date extended to March 31, 2016.

Mr. Cupersmith motioned to open the meeting to the public; seconded by Mr. Cohen. Motion carried by the assenting voice vote by all board members.

## PUBLIC PORTION

Mr. Allen Sutton

1 Carly Court

Voorhees, NJ 08043

Mr. Sutton states that he has never seen a 24 foot container truck make the turn at Kresson-Gibbsboro Road and does not believe in his opinion that it is possible.

Charles Severino

15 Fairway Drive

Voorhees, NJ 08043

Mr. Severino feels that all the testimony given by the applicant was a guess and that the Board should not grant the applicant an extension.

Bob Gorgio

2 Carly Court

Voorhees, NJ 08043

Mr. Gorgio claims the intersection is terrible and has seen numerous horrific accidents.

Nancy Silver Schwartz

3 Fairway Drive

Voorhees, NJ 08043

Mrs. Schwartz is concerned about accidents at the intersection and safety of the neighborhood. She also is worried that the facility will begin to look like other Goodwill facilities in the area. She presented pictures to this end that were marked into exhibit by Mrs. Walters.

Michael Jaspén

14 Fairway Drive

Voorhees, NJ 08043

Mr. Jaspén states that the traffic patterns, small roads and vicinity to the ambulance and fire stations are his main concern.

Ivy Sutton

1 Carly Court

Voorhees, NJ 08043

Ms. Sutton is mainly concerned that with the increase of traffic to the intersection, Fire and Ambulance apparatus will not be able to get through the intersection to aid fellow Voorhees residents.

Mr. Senges closes the public portion.

Mr. Del Duca requests a motion to carry the application until February 25, 2016 and Mr. Senges suggests the action date be extended to 3/31/16 and Mr. Del Duca agrees. No further notice needs to be made.

Mr. Cupersmith makes a motion to carry the application to the February 25, 2016 meeting; seconded by Mr. Willard. Motion carried by the following roll call vote:

Ayes: Mr. Cohen, Mr. Willard, Mr. Daddario, Mr. Leoncio, Mr. Quraishi, Mr. Cupersmith, Mr. Senges

Nays: None

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#### ORDER OF BUSINESS

Move Sterling High School (Appeal) to March 10, 2016

#### Procedural Process for Zoning Board

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Mr. Cupersmith makes a motion to adjourn the meeting; Mr. Willard seconds the motion. Motion carried by the assenting voice vote by all board members.

Meeting Adjourned.

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Kendralyn Cornwall  
Zoning Board Secretary

