

VOORHEES TOWNSHIP ZONING BOARD
MINUTES DECEMBER 10, 2015

The Chairman called the meeting to order and stated in was being held in compliance with the "Open Public Meetings Act" and has been duly noticed and published by law". ROLL CALL:

PRESENT : Mr. Cohen, Mr. Weil, Mr Willard, Mr. Daddario, Mr. Cupersmith, Mr. Quraishi, Mrs. Sytnik, Mr. Doug Rohymeyer from CME, Mr. Senges, Mrs. Cherylynn Walters, Esq from Platt and Riso

ABSENT: Mr. Leoncio

APPROVAL OF MINUTES: November 12, 2015:

Motion was made to approve by Mr.Cohen; Seconded by Mr. Willard, Abstentions: Mr. Cupersmith, Mr.Daddario and Mr. Weil. The remaining voice vote was in favor.

RESOLUTIONS: NONE

CORRESPONDENCE: NONE

NEW BUSINESS:

ZAHIEH AYOUB
10 GOLF VIEW DRIVE
BLOCK 139, LOT 49

Seeking relief from Section 152.015 of the ULDO to allow the "as built" patio to remain with a side yard and a rear yard setback of 5' where 15' is required, to allow an

impervious coverage of 52% where the maximum permitted is 45% and to allow accessory structures to exceed 25% of the rear yard area. Also seeking relief from Section 154.001 (B) (1) of the ULDO to allow the wall to remain with a rear yard setback of 4.59 and side yard setback of 4.59, 3.71 and .05 where no grading, alteration or construction is permitted within 5' of a side or rear property line. Seeking any other relief as deemed necessary by the Board and/or its professionals. The applicant was before the board for a continuation of the last meeting –October 8, 2015-he had to bring back to the board more information for the board to review. Mr. Ayoub was previously sworn in and is still on record. He was present this evening, along with Mr. Karpf, his legal counsel. Also in attendance that he retained was Mr. Amer Nazaha, a professional engineer. His credentials were accepted by the board. He stated that he did the calculations and forwarded them to the board engineer, Doug to review. The board asked Mr. Rohymeyer if he reviewed them and was comfortable with his findings. Mr. Nazaha stated that he will make the change and lower the area in the ground where there is a grassed area, he will strip it out and lower it so that the flow will sit but infiltrate into the ground. He will lower the discharge from the existing to 18 inches more than what he it should require to remedy the situation. Mr. Senges asked the engineer if he was comfortable with the pipe installed and if he felt it was installed properly. The exhibits marked in were the dimension plan A2, topography plan A1 by Donovan and the drainage plan A3. Mr. Rohymeyer asked Mr. Nazaha to make the change on the plan of how this will be corrected and

resubmit to him. The board attorney asked Mr. Karpf to put on record C1 and C2 testimony for the legal justification. Mr. Karpf stated as you know it was unfortunate for his client to have this issue. He stated that there is existing pavers and the pool and there is no problems with neighbors and it is pleasing to the neighborhood. The positive criteria is that it adds added protection and that they need the wall to improve the property and flow as well as improve the value to the property and neighborhood. It does enhance the beauty and will mitigate the site with drainage.

OPENED TO THE PUBLIC; SEEING NONE, THE PUBLIC WAS CLOSED.

A motion was made by Mr. Weil; Seconded by Mr. Cohen.

ROLL CALL VOTE:

AYES: Mr. Weil, Mr. Cohen, Mr. Willard, Mr. Daddario, Mr. Quraishi, Mrs. Sytnik, Mr. Cupersmith, Mr. Senges

NAYS: None

The application was in favor. The board attorney explained to them that a resolution will be prepared; and to obtain all the proper permits.

BRETT AND JENNIFER SHOLDER

10 Hidden Acres Drive

Block 202.03, Lot 22

Seeking relief from Section 150.14 and Section 152.015 (D) (1) c of the ULDO to permit the 5 ft high wood fence to remain as constructed in the side yard area where

only 4 ft high fence is permitted and in the front yard area where not permitted and with a front yard setback of 27.5 ft where 35 ft is required. Also seeking relief from planting the required evergreen shrubs. Requesting any other relief as may be deemed necessary by the Board and its professionals.

Mrs. Jennifer Sholder was before the board this evening. She stated that they hired a person to put in the fence when installing at the same time the sports court in the back for their children. They thought that the contractor they hired did all the proper permits. They were completely shocked when they received a violation in the mail for the fence. They have two little boys, ages 7 and 9 years old. The street that they live on is a very busy heavily traveled road. It is cut through to the Regional High School-Eastern, so there is a lot of traffic. Her husband is a car dealer and they often have many cars in their driveway. The fence was to expand the area of use for their driveway as well. One of the board members asked why the height of the fence –it was consistent and looked nicer. It is privacy for their neighbor. It makes it a safer place for the kids to play. She stated that the fence is nice to look at and felt that there was no one present this evening that is against them installing this.

OPENED TO THE PUBLIC; SEEING NONE, THE PUBLIC PORTION WAS CLOSED.

A motion was made by Mr. Weil; Seconded by Mr. Willard.

ROLL CALL VOTE:

AYES: Mr. Cohen, Mr. Weil, Mr. Willard, Mr. Daddario, Mr. Quraishi, Mrs. Sytnik, Mr. Cupersmith and Mr. Senges.

NAYS: None

A motion carried, the fence was approved, also with a condition that they do not have to put the required landscaping in the front area that is required for fencing.

JOHN VERVERELLI

112 Warren Avenue

Block 117, Lot 3.01

Seeking relief from Section 150.14B (1) and B2 of the ULDO to permit a 5 ft high and 6 ft high fence to be constructed in the side yard area where only a 4 ft is permitted. Requesting any other relief as may be deemed necessary by the Board and/or its professionals.

Mr. Ververelli stated that he went to the zoning and construction department to get a permit to install a fence and was told he could install the fence in the allowed area of approval and then the area where it was not permitted he was told he could apply a variance. He would like a 6 ft high fence to extend out the side to the front; there is a hot tub and would like a 5 ft high in the front instead of 4 ft high. The landscape is in place in the front of his home. He took pictures today and gave them to the board attorney to review and pass around. She marked them in as exhibits. He stated that the home next door is in foreclosure and is in bad shape and does not want to see it. The board asked why he

needed the height of the fence and he stated it would match and all be consistent.

OPENED TO THE PUBLIC; SEEING NONE, THE PUBLIC PORTION WAS CLOSED.

A motion was made to approve by Mr. Weil; Seconded by Mr. Cohen to allow the fence as submitted.

AYES:Mr. Cohen, Mr. Weil,Mr. Willard, Mr. Daddario, Mr. Quraishi, Mrs. Sytnik, Mr. Cupersmith and Mr. Senges

NAYS: None

Mr. Senges left the meeting due to the fact they were going into Executive Session and he could not participate.

Tape turned off for Executive Session

Meeting was back in session. Motion was made to adjourn the meeting.

Respectfully submitted:

Valerie S. Marchitto, Secretary