

Voorhees Township Zoning Board Meeting Minutes May 23, 2013

The Vice Chairman (Neal Cupersmith) called the meeting to order and stated it was being held in compliance with the "Open Public Meetings Act" and has been duly noticed and published by law.

ROLL CALL:

PRESENT: Mrs. Kirshbaum, Mr. Cohen, Mr. Willard, Mr. Leoncio and Mr. Cupersmith, Mr. Joseph Marrazzo, the board solicitor and Mr. Doug Rohymeyer, CME-the board engineer

ABSENT: Mr. Senges, Mr. Kerr, Mr. Daddario and Mr. Weil

MINUTES:

Motion was made to approve by Mr. Cohen; Seconded by Mr. Leoncio.

Abstentions: Mr. Cupersmith and Mr. Willard

RESOLUTIONS:

CARNIVAL:2012-025:

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

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BURNT MILL PROPERTIES

219 BURNT MILL ROAD

An announcement: The board solicitor made an announcement that Burnt Mill Properties will not be heard this evening to anyone that may be present to hear this application. Their notice to the public as part of the legal requirements was deficient. They will have to do renofice for their new hearing.

NEW BUSINESS:

Wagner/Rodewalt

59 Festival Drive

Block 200, Lot 2.14

The applicant is seeking relief from Section 152.045(B) (2) (c) 2 of the ULDO to permit the construction of a 15x30 second floor deck with a rear yard setback of 5 ft to 12 ft where 15 ft is required. Also seeking any other relief as deemed necessary by the board and/or its professionals.

April Wagner was sworn in for testimony. Her dad has a spinal cord injury and is confined to a wheelchair. They would like to build a deck to allow him to have some enjoyment outside. They have an odd shaped lot, which confines them to be able to do an accessory uses. She stated that she received approval from the association in their complex. Their existing deck is too small to allow him to maneuver his wheelchair. Their lot is very small and they have little footage in the rear of their home. Mr. Harry Rice was present this evening as well from H.S. Landcrafters, who will be doing the project.

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

A motion was made by Mr. Cohen; Seconded by Mr. Willard to approve the construction of a 15 ft by 30 ft second floor deck with the variances requested.

ROLL CALL VOTE:

AYES:Mrs. Kirshbaum, Cohen, Willard, Leoncio and Mr. Cupersmith.

NAYS: None

The board was in favor of her project 5-0. Mr. Marrazzo told the applicant that they are approved and the 45 day appeal period. The applicant was told to obtain all the proper permits from zoning and construction.

ASH AND AMANY ZAHARIA

28 Chambord Lane

Block 213.19, Lot 23

The applicant is seeking relief from Section 152.09 C (3), c 3 and 152.093 c 3, c 3 (i) 7 of the ULDO and the grading plan checklist to permit the construction of an in ground swimming pool and pool decking with the side yard setback of 13 ft to the pool and 10 ft to concrete decking where 15 ft is required, a rear yard setback of 10 ft to pool and 7 ft to concrete decking where 15 ft is required. Seeking any and all other relief as deemed necessary by the board. The applicant was present this evening, along with the pool installer, Charles Miller-The Pool Store. He moved to Voorhees to four years ago and is looking for a pool for his children.

The applicant seeking relief from Section 152.093 (C) (3) 3 and 152.093 c (3) c 3 (i) 7 of the ULDO and the grading plan checklist to permit the construction of an in ground swimming pool and pool decking with side yard setback of 13 ft to pool and 10 feet to concrete decking where 15 ft is required, a rear-yard setback of 10 ft of 10 ft to pool and 7 ft to concrete decking where 15 ft is required. Seeking any other relief as deemed necessary by the Board/and or its professional.

There was a review letter of May 14, 2013 that the board received and Mr. Rohymeyer went over his concerns with the board.

The applicant would like to install a pool in their rear yard for his family. The applicant stated that the rear yard is narrow, the proposed pool is going to be 15 ft by 32 ft and the existing fence will not be replaced except for the gate which needs to be adjusted. Charlie was present from The Pool Store. Mr. Rohymeyer had concerns for the fence and the grading. The applicant stated that the fence already exists. They have pool equipment that is in the rear of the property that is violating; Mr. Rohymeyer stated that it has to be away and excavation cannot be the easement area at all without any written approval from the township. There should not be any construction that should take place in that easement area and the board engineer stated that information to the applicant. It was stated as well that the pool equipment pad should not be less than 10 ft to the pool and not less than 7 ft to the concrete decking and rear setback not less than 5 ft. The applicant was told if any issues or a change with the fence that he will require a new permit to make sure it meets the barrier compliance regulations.

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

The applicant amended his application for the pool concrete equipment to be a minimum of 5 ft.

A motion was made to approve the application by Mr. Cohen; Seconded by Mrs. Kirshbaum.

ROLL CALL VOTE:

AYES: Mrs. Kirshbaum, Mr. Cohen, Mr. Willard, Mr. Leoncio and Mr. Cupersmith

NAYS: None

The board solicitor explained to the applicant that they were approved; to obtain permits with the zoning and construction department and that there is a 45 day appeal period from the time the decision is published in the paper to appeal the application. The applicant understood these requirements.

A motion was made to adjourn by Mr. Cohen; Seconded by Mr. Willard

Respectfully submitted:

Valerie S. Marchitto, Board Secretary

