

VOORHEES TOWNSHIP ZONING BOARD OF ADJUSTMENT MINUTES-JUNE 27, 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:Mr. Joseph Marrazzo, board solicitor, Neal Cupersmith, Lee Cohen, Herb Kerr, Robert Weil, John Daddario and Hal Willard

ABSENT:Jeff Senges, Manny Leoncio, Marilyn Kirshbaum

APPROVAL OF MINUTES: None

APPROVAL OF RESOLUTIONS:

Becksted:

Motion was made by Mr. Willard; Seconded by Mr. Weil; Abstentions: Mr. Cohen and Mr. Cupersmith

Laviolette:

Motion was made by Mr. Willard, Seconded by Mr. Weil; Abstention: Mr. Cupersmith and Mr. Cohen

OLD BUSINESS:

SURINDER AND KULJIT HUNDAL

490 KRESSON ROAD, BLOCK 213.04, LOT 144

Mr. Marrazzo announced this evening that the Hudal case was withdrawn, without prejudice. A letter was submitted by their legal counsel, Mr. DeClemente(June 20, 2013) and due to the fact that they are having a lot line change. They are currently working with the Planning board secretary and need to go back to the Planning Board for those changes as a minor subdivision. The board was in agreement. A motion was made by Mr. Weil; Seconded by Mr. Cohen , with a vote of 6-1; This was approved.

NEW BUSINESS:

ROYAL PALACE OF VOORHEES, LLC /SOLID ROCK WORSHIP CENTER - REV. KHAN CHURCH

333 Preston Avenue, Block 14, Lot 13

The applicant is seeking a use variance from Section 152.082 to all the operation of a church in the Business Zone which is not permitted.

A letter was hand delivered from a law firm that represents the owner DuBois, Sheehan, Hamilton, Levin and Weissman, LLC dated June 27, 201 asking that the zoning board make a decision to deny this application without prejudice. The owner is currently having problems with collecting rent (which were not covered by sufficient funds triggering an immediate termination of the parties' Lease)from the tenant and they are currently looking to seek eviction and to break their lease.

Opened to the public with the idea that if any comments taken from the public (which there were residents present this evening) it would only be on the fact of denying the application. Seeing no one interested in speaking, the public portion was closed.

Mr. Marrazzo asked the board for a motion. The board made a motion to deny without prejudice. He announced to the board that if the applicant wanted to proceed with the application, they would have to file a new application and give notice to the public.

A boy scout , Robert Gagnon was trying to obtain a community badge and attended the zoning meeting this evening. He asked the board two questions:

- 1) Is it ever hard to decide whether to strictly follow the laws or the opinions and feeling of the abutters
- 2) How long did it take you to learn the Robert's Rules of Order?

The board answered his questions with the experience they have had as board members and then the meeting was adjourned.

The meeting was adjourned

Respectfully submitted:

Valerie S. Marchitto, Zoning Board Secretary