

VOORHEES TOWNSHIP ZONING BOARD OF ADJUSTMENT MEETING –JUNE 25, 2015

The Vice Chairman 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. Cupersmith, Mr. Quraishi, Mr. Leoncio, Mr. Willard, Mr. Weil, Mr. Cohen, Mrs. Sytnik and Cherylynn Walters, Esq from Platt and Riso

ABSENT: Mr. Daddario and Mr. Senges

APPROVAL OF MINUTES: NONE

APPROVAL OF RESOLUTIONS: NONE

CORRESPONDENCE: NONE

NEW BUSINESS:

HANN

70 Cooper Road

Block 304.01, Lots 20 and 20.01

An announcement was made that the board was going to take an applicant out of order because they will not be heard.

Mr. Mark Rinaldi, the legal counsel for the Hann application stated that his client, Mrs. Hann who is 82 years old came down with shingles and then had a terrible reaction to the medication she was placed on to treat her illness. He needs her testimony for this application and asked that it be adjourned until July 9, 2015. He stated that he showed up because he thought there may be some public out this evening and wanted the opportunity to speak with residents if there was an issue. Mr. Rinaldi called Andrea Hemschott, who is the legal counsel for a property owner that is adjacent, Hale Trailer and told her that they were looking to be continued to the next zoning board meeting. A motion was made to have the application continued to July 9<sup>th</sup>, 2015 by Mr. Weil; Seconded by Mr. Cohen. The remaining board members were all in favor. The applicant will not be required to do notice in the paper or with the property owners. This announcement by the board solicitor stated that is for the public if anyone present this evening. The applicant’s attorney, Mr. Rinaldi stated that he extended their action date until that time if needed.

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GOLDEN

28 Simsbury Drive

Block 304.02 Lot 78

The applicant is seeking a variance from Section 152.015(D) (1) c and Section 154.015 C 2 b 1 and Section 152.015 C 2 b 3 of the ULDO to permit a fence with a front yard setback of 20 feet, where a minimum 35 feet is required.

Mr. and Mrs. Golden were sworn in for testimony.

Mr. Golden had a display of the fence and his property blown up (A-1) to show the board members. Mr. Golden testified for the application. He stated that he applied and obtained a permit for a pool which is needed and therapeutic for his sister in law. The fence is required for the intention to enclosure the pool. Because they are a corner lot the setback was a greater distance. His lot is unique in that it is on a looped curve of the Simsbury Drive. The house faces east and the fence would be located on the north side of the house which is adjacent to the east/west leg of Simsbury Drive and therefore is treated as a frontage subject to a 35 ft setback. The distance for the fence would also make is hard to have a short distance of surrounding the walkway for the edge of pool. Mr. Golden stated that the fence would be so close to the corner of the house to meet the code and it would block the view of the in-law suite where it would be hard on the sister in-law. She has difficulty with views and people possibly looking in at her due to her disabilities. They have a service dog and the fence is

needed as well to keep the dog contained. They spent a lot of money to have his trained and certified and can't risk him getting out and running away. The sister in law has outbreaks and has a lot of anxiety. He stated that he had a mother in law that is older and had this new home built with the intention of a mother in -law suite. His wife has a sister who has a brain injury who they take care of full time. The board solicitor stated to make sure that there was no issues with the site triangle and blocking the site for other cars with the fence. Mr. Golden stated that there would not be an issue. Cherylynn did go over the landscaping requirements per code and that they would have to meet those requirements. Mr. Golden stated that he has already planted many Cherry trees to bloom and have that nice affect in their yard. Mrs. Walters stated that it would be in his favor if he contact the zoning officer or assistant zoning officer to just make sure that it complies with the requirements of the landscaping. The fence is going to be a 6 ft high solid stockade type fence. Mr. Golden stated that the Cherry trees will grow to about 10-14 feet. He stated that he planted Apple trees as well. The board told the applicant that he had a well presented application.

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

The application was brought back to the board for a motion. A motion was made by Mr. Weil  
Seconded by Mr. Willard.

ROLL CALL VOTE:

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

NAYS: None

A motion was made to adjourn the meeting and seconded.

Respectfully submitted:

Valerie S. Marchitto, Secretary