

VOORHEES TOWNSHIP ZONING BOARD OF ADJUSTMENT MINUTES –SEPTEMBER 24, 2015

The 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: Stuart Platt, Esq (Platt and Riso), Mr. Senges, Mr. Weil, Mr. Cohen, Mr. Willard, Mr. Daddario, Mr. Leoncio and Mrs. Sytnik

ABSENT: Mr. Quraishi and Mr. Cupersmith

APPROVAL OF MINUTES: August 27, 2015

Motion was made to approve by Mr. Weil; Seconded by Mr. Willard; Abstentions: Mr. Senges and Mr. Leoncio. The remaining voice vote was in favor

RESOLUTIONS FOR APPROVAL: NONE

NEW BUSINESS:

MYRA PEARL

18 Franklin Drive

Block 150.19, Lot 7.127

The applicant is seeking a variance from Section 150.013 (9) (i) (B) of the ULDO to allow for a generator in the side yard where a generator is only permitted in the rear yard and to allow for a side yard setback of 10.27 ft where 15 ft is required.

The applicant Mrs. Pearl was sworn in for testimony this evening. She stated that she doesn't have a rear yard-it is a side yard. She is older in years and does not have good health and is worried if there is a storm or something was to happen, she has nowhere to go if she does not have electricity. She states that she is on a grid where they lose electric all the time-for the slightest storm.

She stated that she has lived in this home and is the original owner and she has some huge trees and grown landscaping that she would hate to remove and her yard and the layout of the location is the only area that would make sense that she can place it. She was advised by the contractor that this location would be the best area for installation. The board asked if you can see it from the street and she stated no, you could see it from the side yard. Mr. Senges asked how it is operated and Mrs. Pearl stated natural gas. Mr. Platt asked her when the testing would be done. Mrs Pearl stated that it would be done every two weeks on a Wednesday at 11:00 am. The board had an issue with noise and she stated that her air conditioner makes more noise than this would make when it is running. She has an existing deck in the rear yard as well. She stated that the generator is for her well being and safety. Her daughter lives with her as well and has bad health and is disabled. She stated that she is a widow and on a limited income. She stated that she gave notice to her neighbors and no one is present that is against her application.

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

The application was brought back to the board for a motion by Mr. Weil; Seconded by Mr. Cohen to approve the application as submitted with the condition that she obtains permits with the zoning department and the construction department

ROLL CALL VOTE:

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

NAYS: NONE

The board solicitor explained the 45 day rule with the resolution and notice of decision and if she installs the generator it would be at her own risk.

The meeting was adjourned

Respectfully submitted:

Valerie S. Marchitto, Board Secretary