The Chairman called the meeting to order and stated it was being held in compliance with the “Open Public Meeting Act” and had been duly noticed and published as required by law.

ROLL CALL

Present: Mr. Cohen, Mr. Daddario, Mr. Leoncio, Mr. Willard, Mr. Senges

Absent: Mr. Brocco, Mr. Cupersmith, Mr. Weil

Also, present, Mr. Stuart Platt, Board Solicitor, Alen Arnautovic, Associate Stuart Platt’s Office, Corrine Tarcelli, Zoning Board Secretary

**APPROVAL OF MINUTES**

Mr. Cohen motioned to approve the minutes from April 26, 2018; seconded by Mr. Willard; none (0) against, with no (0) abstentions.

**OLD BUSINESS**

Mr. Platt stated Mr. Timothy Watson, 1212 Cedar Avenue, Voorhees, NJ 08043, Case #ZC2018-006 has informed the Board that he would like to withdraw his application that was presented before the Zoning Board on April 26, seeking relief from Sections 150.13(A)(6) and 152.015(D)(1)(b) of the ULDO to permit the construction of a detached garage with workshop and porch with a rear-yard setback of 5 feet where 15 feet is required and with a front-yard setback of 20 feet from the property line along Rail Road where 30 feet is required. Seeking any and all other variances, waivers, and/or other relief as may be deemed necessary by the Board and/or its professionals.

Mr. Platt stated to Corrine Tarcelli, Zoning Board Secretary that Mr. Watson will have to submit his request in writing to withdraw his application. If a letter is not submitted, the Board will have to deny the application.

**NEW BUSINESS**

**Timothy and Stephanie Turner**

148 Peregrine Drive

Block 218.26, Lot 10

Case #ZC2018-005

Seeking a Bulk Variance relief from Sections 150.14(B)(1), 150.14(B)(2)(a)(c) and 152.003(D)(2)(a)(1) of the ULDO to permit a six foot high vinyl fence to be constructed forward of the rear corner of the dwelling and in the front-yard area with a front-yard setback of 5 feet from the property line along Peacock Lane where 30 feet is required. Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

Timothy Turner residing at 148 Peregrine Drive, Voorhees, NJ 08043 was sworn in to testify. Mr. Turner stated he would like to install a four foot high fence forward of the rear corner. The remainder of the fence would be six feet high. They would like to install the fence due to the fact that him and his wife are newly married, recently adopted a rescue dog and are planning to have children. They would also like to maximize the back yard space for their dog. There is a window to the laundry room and the air conditioning unit that would be behind where the new fence is to be placed and therefore the fence would provide extra security.

Mr. Senges stated there is an inherent hardship in that the property is a corner lot and has double front yard setbacks. Mr. Platt inquired as to the type of fence Mr. Turner would like to install. Mr. Turner indicated they will be installing a white closed privacy vinyl fence.

The meeting was opened to the public. Seeing no one, the public portion was closed.

Mr. Cohen made a motion to approve a Bulk Variance relief from Sections 150.14(B)(1), 150.14(B)(2)(a)(c) and 152.003(D)(2)(a)(1) of the ULDO to permit a six foot high vinyl fence to be constructed forward of the rear corner of the dwelling and in the front-yard area with a front-yard setback of 5 feet from the property line along Peacock Lane where 30 feet is required. Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals; seconded by Mr. Willard.

Ayes: Mr. Cohen, Mr. Daddario, Mr. Leoncio, Mr. Willard, Mr. Senges

Nays: None

**Donna McCart and Robert M. Sheeks**

1021 Hudson Avenue

Block 137, Lot 1

Case #ZC2018-007

Seeking a Bulk Variance relief from Section 150.12(B)(1), of the ULDO to permit the paver patio to remain as constructed with side-yard and rear-yard setbacks of 4 feet where 15 feet is required and where no grading, construction or alteration is permitted within 5 feet of a side or rear property line. Seeking relief from Sections 152.015(D)(3) and 150.13(A)(6) of the ULDO to allow the construction of a 19’x16’x14’ gazebo-type structure to be constructed on the existing patio with side-yard and rear-yard setbacks of 5 feet where 15 feet is required. Also seeking any and all other variances, waivers, and/or other relief as may be deemed necessary by the Board and/or its professionals.

Robert M. Sheeks residing at 1021 Hudson Avenue, Voorhees, NJ was sworn in to testify. Mr. Sheeks received Power of Attorney from Donna McCart to speak on her behalf since Mr. Sheeks does live in the property however he is not a joint owner. The Board reviewed the Power of Attorney and agreed to proceed.

Mr. Sheeks testified that when he installed the pavers three years ago, he simply removed the old pavers and replaced them. He was not aware a permit was required. He continued to state he would like to place a 19’x16’x14’ gazebo in the rear yard with a setback of 5 feet where 15 feet is required. If he moved it to satisfy the setback requirement, it would then sit on top of the pool skirt.

Mr. Senges stated if the gazebo were smaller he would meet the setback requirements and questioned why Mr. Sheeks wanted or needed a gazebo of this size. Mr. Platt stated the reason why the Township has setback requirements is not to inconvenience the neighbors for the convenience of the applicant.

Mr. Senges stated the size is dictating the need for the variance. If Mr. Sheeks were to make the gazebo smaller he may not need the variance. Mr. Senges questioned as to the hardship requiring a gazebo of this magnitude and why it couldn’t be placed in the other section of the yard. Mr. Sheeks stated that’s where the dogs go to play, etc. and he would not want to put the gazebo there in that it would be an eyesore for the next door neighbor. Mr. Senges further stated that Mr. Sheeks has not provided any proofs for hardship. He suggested he take pictures showing why the gazebo cannot be located in another area. He stated he would like Mr. Sheeks to justify the need for such a large structure. He has only demonstrated that he wants a gazebo that large and not that he needs it to be that large. Mr. Sheeks stated he is the one building the gazebo and can make it smaller.

Mr. Senges stated Mr. Sheeks has the right to amend the application, postpone the hearing and come back before the board at a later date. He can also ask the Board to vote at this time as the application stands at which time he could appeal their decision. He strongly recommended Mr. Sheeks continue the application.

Mr. Sheeks requested a continuance. Mr. Platt informed him he could present his application to the Board at the next meeting scheduled to take place on June 14th, 2018.

Mr. Willard made a motion to approve the request for a continuance; seconded by Mr. Cohen.

Ayes: Mr. Cohen, Mr. Daddario, Mr. Leoncio, Mr. Willard, Mr. Senges

Nays: None

**James R. Snyder**

5 Oak Hollow Drive

Block 202.01, Lot 7

Case #ZC2018-008

Seeking a Bulk Variance relief from Sections 150.14(B)(2)(a)(c), 152.015(D)(1)(c) of the ULDO to permit a four foot high vinyl fence to be constructed in the front-yard area with a front-yard setback of 15 feet to 20 feet from the property line along 5 Oak Hollow Court where 35 feet is required. Also seeking any and all other variances, waivers, and/or other relief as may be deemed necessary by the Board and/or its professionals.

Mr. Snyder residing at 5 Oak Hollow Drive, Voorhees, NJ 08043 was sworn in to testify. Mr. Snyder stated he is seeking the variance for more privacy and security. He has two children and two dogs. There is a back door that would be fenced in if the fence were to be approved. There are also a lot of trees in his back yard and he would like to be able to utilize the space for his children and dogs. Mr. Senges stated the lot is a corner lot and is therefore a hardship. Mr. Senges questioned what type of fence Mr. Snyder was planning to install. Mr. Snyder stated he is planning to install a four foot white or tan flat top picket vinyl fence with two gates; one closest to the left corner and one on the other side.

The meeting was opened to the public. Seeing no one, the public portion was closed.

Mr. Cohen made a motion to approve the request for a Bulk Variance relief from Sections 150.14(B)(2)(a)(c), 152.015(D)(1)(c) of the ULDO to permit a four foot high vinyl fence to be constructed in the front-yard area with a front-yard setback of 15 feet to 20 feet from the property line along 5 Oak Hollow Court where 35 feet is required. Also seeking any and all other variances, waivers, and/or other relief as may be deemed necessary by the Board and/or its professionals; seconded by Mr. Willard.

Ayes: Mr. Cohen, Mr. Daddario, Mr. Leoncio, Mr. Willard, Mr. Senges

Nays: None

Seeing no further business Mr. Senges makes a motion to adjourn, seconded by Mr. Cohen.

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Corrine Tarcelli

Zoning Board Secretary