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. Brocco, Mr. Cohen, Mr. Cupersmith, Mr. Daddario, Mr. Leoncio, Mr. Schwenke, Mr. Senges, Mr. Weil, Mr. Willard

Absent:

Also, present, Chris Norman, Board Solicitor, Doug Rohmeyer, CME, Board Engineer, Chris Dochney, CME, Planner, and Corrine Tarcelli, Zoning Board Secretary

**NEW BUSINESS**

**Robert Foster**

22 Penn Road

Block 270, L11

Mr. Norman summarized the application. The Applicant is seeking Bulk Variance relief from Section 150.11(A), where no detached or attached temporary structures shall be permitted except in rear yard, subject to all the requirements of the zone and other applicable regulations of the ULDO, and the existing unpermitted temporary carport tent structure is located within the secondary front yard; Section 150.13(A)(1), where accessory uses and structures are permitted to occupy no more than 25% of the rear yard area, and the existing unpermitted temporary carport tent (used as a third outdoor storage structure/shed) is located within the secondary front yard; Section 150.13(A)(7)(c), where sheds with a maximum floor area of 150 SF shall be a minimum of 10' from any property line, and the existing unpermitted 144 SF shed is 5.6' from the side property line and 7.4' from the rear property line; Section 150.13(A)(7)(d), where sheds larger than 150 SF in floor area shall be a minimum of 15' from any property line, and the existing 192 SF shed is 3.2' from the rear property line, in violation of the zoning permit issued for the structure and the ULDO; Section 150.13(A)(7)(e), where the total floor area of all sheds shall not exceed 200 SF, and the existing sheds total 336 SF in floor area; Section 150.13(A)(7)(e), where the total floor area of all sheds shall not exceed 200 SF, and the existing temporary carport tent is currently used as a third shed, bringing the total floor area of the 3 storage structures at the property (2 sheds plus the temporary carport structure) to 536 SF; and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals

Mr. Foster was sworn in to testify. Mr. Foster stated the home is a four bedroom home that sits on one acre. The one shed was built in 1969. He obtained a permit for the second shed which permitted the shed to be built 15 feet from the rear and side yard property lines. However, Mr. Foster placed the shed three feet from the property line. Mr. Foster has three sons and does not have a garage. He utilizes the one shed for his motorcycle and prefers not to store anything else in that shed other than the motorcycle. He stores patio furniture, beach chairs, and lawn equipment, including a tractor, tractor trailer, and sweeper, in the second shed. The carport that acts as a third shed is utilized for his sons’ bicycles, etc. Mr. Foster stated he rented the property for many years and recently purchased the home. He plans to build a detached two-car garage. The carport is located on the secondary front yard which faces a proposed road that never came to fruition. His intention is to have that road vacated. When asked why Mr. Foster did not place the shed 15 feet from the rear and side yard property lines as permitted. Mr. Foster stated he felt as though it would sit in the middle of the yard and his sons would not have enough room to play.

In light of the fact that Mr. Foster is planning on building a detached two-car garage, the Board stated they would allow Mr. Foster to keep the two sheds as well as the carport for a maximum of two years. At the end of the two-year period, regardless of whether or not the garage has been built, Mr. Foster must remove the carport as well as the newer shed referred to as the middle shed. The Board granted permission for Mr. Foster to keep the older shed in its current location.

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

Mr. Cupersmith motioned to allow the carport and the 192 square foot shed to remain temporarily for a total of two years at which time they will have to be removed and to approve relief from Section 150.13(A)(7)(c), to allow the existing unpermitted 144 SF shed to remain 5.6' from the side property line and 7.4' from the rear property line where 10 feet is required; seconded by Mr. Cohen.

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

Nays: Mr. Cupersmith, Mr. Senges

**Voorhees Properties, LLC**

400 Laurel Oak Road

Block 151, L2

Mr. Norman summarized the application. The Applicant, Voorhees Properties, LLC is seeking a Use Variance to approve the use and development of 3,000 +/- square feet of area within an existing 50,916 +/- square foot office building, to accommodate two classrooms and a computer lab for approximately twenty-two (22) Eastern Regional High School students diagnosed with depression and anxiety. The Property is located in the Office Zoning District (the “O-3 Zone”) with a TC-1 Overlay. The proposed educational use is not a permitted use in the O-3 Zone. Therefore, the Applicant is requesting that the Zoning Board grant D-1 or Use Variance approval to allow for the Property to be developed and used for these purposes; and seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

Mr. Robert Ransom, Attorney, Archer and Greiner, 33 East Euclid Avenue, Haddonfield, NJ on behalf of the Applicant introduced his witnesses, Ms. Cindy Weiner, The Flynn Company, 1621 Wood Street, Philadelphia, PA, Sales and Leasing on behalf of the Owner, 400 Laurel Oak Road, Ms. Susan Roth, Director of Special Services on behalf of Eastern High School, 1401 Laurel Oak Road, Voorhees, NJ and Mr. Joseph Mancini, President of Tri-State Engineering & Surveying, PC, P.O. BOX 1304, Blackwood, NJ 08012, Planner on behalf of the Applicant. The witnesses were sworn in to testify. Mr. Grant stated the proposed use is not permitted in the O3 district. He further stated public notice was provided in the Courier Post on September 16, 2019 and provided to all property owners within 200 feet to the subject property on the same day. Mr. Grant submitted two photographs including an aerial of the property located at 400 Laurel Oak Road, Voorhees, NJ. Exhibits were marked into the record as Exhibits A1 and A2. Mr. Grant stated Eastern High School would be a tenant in the building located at 400 Laurel Oak Road. Twenty-two students along with a full-time social worker, full time teacher, and two part-time teachers, one in the morning and one in the afternoon will occupy the space in order to provide a more appropriate environment and smaller classroom size for students diagnosed with anxiety and depression. There are approximately 1,900 students at the high school. The smaller classroom environment will provide a more beneficial and appropriate learning environment for the students. The students are in grades 9th through 12th generally an even distribution across the age group. The students do not have behavioral disorders. Mr. Grant further stated there will be no changes made to the site and as such they are requesting a site plan waiver. Since this is a use variance for an educational facility, the Applicant is taking the position that this is an inherently beneficial use.

Ms. Roth, Director of Special Services at Eastern Regional High School. Her responsibility is to oversee special programs. She stated there would be a maximum of 22 students, grades 9 through 12. The purpose is for students that have anxiety would benefit from a smaller classroom setting and secluded environment. There is a full-time social worker on site that helps the students overcome some of that anxiety through individual and group counseling. There is a full-time social worker, full-time teacher dedicated to the program, and two part-time teachers. One teacher comes in the morning and one comes in the afternoon. Because the students range from grades 9 through 12, their needs change. The teachers are rotated to make sure the students obtain all the credits they need. There is a portion of on-line learning for students who may need credit recovery with the supervision of an instructional assistant. Allowing a larger number of students would defeat the purpose. Classes will run from 7:25 a.m. to 1:30 p.m. She further stated it is the district’s responsibility to provide transportation. They will utilize a total of three small buses. One student currently drives. Two additional students may be driving by the end of the year.

Ms. Cindy Weiner stated the building is a 3,000 square foot building and will consist of two classrooms, a computer lab and an administration office.

Mr. Mancini, Tri-State Engineering, Planner on behalf of the Applicant, stated his credentials and has been before the Voorhees Township Zoning Board of Adjustment on numerous occasions. Mr. Mancini was qualified as an expert by the Board. He stated the building is a 3,000 square foot building that would be used for educational purposes, an inherently beneficial use, to teach 22 students. He provided the details relative to the size of the building and how it will be utilized. He stated there is more than ample parking given the number of individuals and administrative staff.

Mr. Senges stated although the Board is very interested in hearing what Mr. Mancini had to say, Mr. Senges felt as though the Board was provided with enough information to vote on the Application and agreed that education is an inherently beneficial use particularly in this case.

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

Mr. Weil motioned to grant the use variance to approve the use and development of 3,000 +/- square feet of area within an existing 50,916 +/- square foot office building, to accommodate two classrooms and a computer lab for approximately twenty-two (22) Eastern Regional High School students diagnosed with depression and anxiety. The Property is located in the Office Zoning District (the “O-3 Zone”) with a TC-1 Overlay. The proposed educational use is not a permitted use in the O-3 Zone; seconded by Mr. Cupersmith.

Ayes: Mr. Cohen, Mr. Cupersmith, Mr. Daddario, Mr. Leoncio, Mr. Weil, Mr. Willard,

Mr. Senges

Nays: None

**Voorhees Animal Orphanage**

421 Cooper Road

Block 230.27, Lot 51

Mr. Senges recused himself from the meeting due to a conflict. Mr. Cupersmith filled in as Acting Chairman.

Mr. Norman summarized the application stating the Applicant is seeking a Use Variance pursuant to Chapter 156.020 to approve the temporary use of construction trailers as temporary office space and for housing of cats during Phase II of the approved site plan for a new and improved kennel; and seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

Mr. David Carlamere, Attorney on behalf of the Applicant, stated the applicant was awarded a use variance to expand and modernize the existing facility in November, 2018. They are currently under construction and are in Phase II of the project. The Applicant is in desperate need for a temporary trailer to be placed on site for administrative staff as well as a place to house cats. He further stated the Applicant will need the trailer for approximately three to five months maximum. The location of the trailer will not impede traffic.

Mr. David Semless, 419 Cooper Road, Voorhees, NJ, Volunteer and Board President of the Board of Directors of the Voorhees Animal Orphanage and Mike Avila, Avila Engineering 228 West White Horse Pike, Suite B, Berlin, NJ, were sworn in to testify.

Mr. Semless stated he has been volunteering for seven to eight years and has been involved with the Board for five years. He further stated there are two phases to the project. The first phase included building the first 46 runs alongside the firehouse. When that was completed, the dogs were moved into the kennels and construction started on the second phase. During the second phase, the plan is to transition into trailers and utilize the trailers as office space. However, when the application was presented before the Board in November of 2018, the Applicant as well as the professionals failed to request the use of temporary trailers. When submitting permits for the trailers to the Township, the Applicant was informed they must submit a temporary use application and return before the Board. Mr. Semless stated they would like to place a 40 foot trailer on the property. The trailer will house one to three staff members to process applications as well as cats. He is hoping the new building will be completed by the end of the year and therefore will only need the trailer for three to five months. They will need voice and data hookups as well as electricity. There will be no signage on the trailer.

Mr. Avila stated the trailer will be utilized to keep the staff members safe. The current working conditions are not safe. The reason for the setback is due to the fact that the trailers cannot be placed where new construction is taking place. There will be no detriment to the public safety and welfare of Voorhees residents. Construction trailers are common and they are temporary.

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

Mr. Weil motioned is permit the Use Variance pursuant to Chapter 156.020 to approve the temporary use of construction trailers as temporary office space and for housing of cats during Phase II of the approved site plan for a new and improved kennel for a period not to exceed eight (8) months; seconded by Mr. Cohen.

Ayes: Mr. Brocco, Mr. Cohen, Mr. Cupersmith, Mr. Daddario, Mr. Leoncio, Mr. Weil,

Mr. Willard,

Nays: None

Seeing no further business Mr. Cupersmith made a motion to adjourn, seconded by Mr. Weil.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Corrine Tarcelli

Zoning Board Secretary