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Jaclyn Bradley  
Zoning Administrative Officer  
Stella R. Sytnik  
Zoning Board Secretary



[www.voorheesnj.com](http://www.voorheesnj.com)

DAILY OFFICE HOURS  
8:30 A.M. TO 4:30 P.M.  
Office: 856-429-0647  
Fax: 856-795-2335  
2400 Voorhees Town Center  
Voorhees, NJ 08043

ZONING BOARD OF ADJUSTMENT  
AGENDA FOR SEPTEMBER 24th, 2020

**7:00 P.M. REGULAR MEETING VIA ZOOM WEBINAR**  
**CALL TO ORDER**  
**FLAG SALUTE**

**NOTICE:**

The Zoning Board of Adjustment reserves the right to change the order of the published agenda. All changes to the agenda will be announced at the beginning of each meeting.

It is the intent of the board (and at the discretion of the Chairman) to not begin a new application after 10:00 P.M. and to adjourn the meeting by 11:00 P.M.

It is a further policy of the Board that members of the public will be limited to five minutes when speaking on an application. When a person is representing a group of people, he or she may speak for ten minutes.

I am required to advise you that there is a no smoking policy in this building. In the event of a fire or other emergency please utilize the exit at the rear of the room.

For those of you in attendance that are in possession of a paging device or cell phone, kindly turn it off or put in on vibrating mode. The sudden alerting tones of either device are disrupting to the proceedings as well as to the recording equipment used by the Board. Also, if you find it necessary to converse with your applicant, professional, or attorney, please do so in the lobby at the rear of the meeting room.

Thank you for your cooperation.

This Board is a quasi-judicial Board therefore this meeting shall be conducted in a similar manner to a judicial proceeding. Decorum appropriate to a judicial hearing must be maintained at all times and any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision.

**OPEN PUBLIC MEETINGS ACT STATEMENT**

This meeting is being held in compliance with the requirements of the 'Open Public Meetings Act' and has been duly noticed and published as required by law.

**ROLL CALL**

**RESOLUTIONS FOR APPROVAL**

ZC2020-013 Prosto Auto Glass, LLC100; Kresson Gibbsboro Road, Block 230.27, Lot 45 Use Variance (d) to Permit Auto Service Use in the O3 Office Zone.

**CORRESPONDENCE**

None

**MINUTES FOR APPROVAL**

September 10th, 2020

**NEW BUSINESS**

**Seth & Ilana Scholl**

EIB Zone  
17 Old Egg Harbor Road  
Block 206, Lot 3.01

Case #ZC2020-010

Action Date: 12/11/20

The Applicant seeks to excise/modify a certain condition of approval imposed by Resolution No. 07-038, the same having memorialized the use variance and minor subdivision approval granted to the Scholls' predecessor-in-title. Condition No. 1 required the establishment of a 250-foot, natural undisturbed buffer in the rear of the Scholls' property and prohibits fencing in the sides and rear of this area. This Application specifically seeks to excise/modify this condition so as to enable the construction of a 6-foot high board-on-board privacy fence along the subject property's shared boundaries with Lots 4 and 8.23; and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

**Maasi Shamilov**

100B Zone  
5 Stead Court  
Block 213.04, Lot 50

Case #ZC2020-012

Action Date: 12/08/20

The Applicant seeks relief for a variance or other relief from the ULDO as follows:  
from Section 150.13(A)(1) to allow a patio to remain in the rear yard which creates a rear yard occupancy of 37.93% occupancy where a maximum of 25% of the rear yard is permitted to be occupied by accessory structures;

from Section 152.015(G) to allow impervious coverage for the lot to remain at approximately 52.32% where 45% is the maximum permitted by ordinance; from Section 150.13(A)(6) to allow patio in rear yard to remain with a rear yard setback of 1.93' where a minimum of 15' is required; from Section 150.13(A)(6) to allow patio in rear yard to remain with a side yard setback of 5.89' where a minimum of 15' is required; from Section 150.12(B)(1) to allow a patio to remain in the rear yard with a rear setback of 1.93' where no grading, construction, or alterations are permitted within of 5' a side or rear property line; from Section 150.12(B)(1) to allow a retaining wall to remain in the front and side yard with a side setback of 4.29' where no grading, construction, or alterations are permitted within of 5' a side or rear property line; and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

**COMMENTS FROM THE PUBLIC**

**COMMENTS FROM THE BOARD**

**NEXT MEETING DATE(S) October 8<sup>th</sup>, October 22<sup>nd</sup>, November 12<sup>th</sup>, December 17<sup>th</sup>.**

**ADJOURNMENT**