

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



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 FEBRUARY 25th, 2021

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 - 019 Viral Shah; 801 Mercer Avenue, Block 133 Lot 1.01; Bulk Variance (c) to allow six (6) ft fencing on second front yard of a corner lot property.

MINUTES FOR APPROVAL

February 11, 2021

NEW BUSINESS

Ms. Tara Gutterman 5 Village Drive Block 213.16, Lot 10 Action Date: 03/12/2021	100 Zone	Case #ZC2020-014
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The Applicant seeks relief for a variance or other relief from the ULDO as follows: from Section 150.13(A)(1)(a) to permit the installation of an above-ground swimming pool in a side yard where accessory uses and structures are prohibited from being located in front and side yards; from Section 150.13(A)(6) to permit an unpermitted non-conforming concrete patio to remain at 10.2' from the rear property line where accessory uses and structures must be a minimum of 15' from the rear property line; from Section 152.015(D)(3) to permit an unpermitted non-conforming concrete patio to remain at 13.4' from the side property line where the minimum side yard setback for the MDR R100 zone is 15'; and from Section 152.015(D)(3) to permit the installation of an above-ground swimming pool at 10' from a side property line where a minimum side yard setback of 15' is required; 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. John Nyarkoh 103 Long Lane Block 87, Lot 5 Action Date: 03/10/2021	75 Zone	Case #ZC2020-020
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The Applicant seeks relief for a variance or other relief from the ULDO as follows: from Section 150.13(A)(7)(d) to allow a 12' x 16' x 9' shed to remain as constructed at 2.3' from the side property line

where a minimum of 10' is required and 1.6' from the rear property line where a minimum of 10' is required for all sheds exceeding 150 SF in the MDR(R75) zone; from Section 150.12(B)(1), where no grading, construction or alteration of a lot shall be permitted within 5' of a property line, and the shed is 1.6' from the rear property line and 2.3' from the side property line and the pavers are 0' from both the side and rear property lines; and seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

Lucas Volosyn
59 Dutchtown Road
Block 227, Lot 21
Action Date: 05/19/2021

100A Zone

Case #ZC2020-031

The Applicant seeks relief for a variance or other relief from the ULDO as follows: from Section 150.13(A)(6), where the minimum rear setback for all accessory buildings and uses is 15' and the existing patio was installed at approximately 10' from the rear property line; and seeking any 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): March 11th, March 25th, April 8th.

ADJOURNMENT