

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 MARCH 11th, 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

- ZC2020-014 Tara Gutterman at 5 Village Drive Avenue, Block 213.16 Lot 10; Bulk Variance (c) to a pool rear and side setbacks from the fence in the backyard.
- ZC2020-020 John Narkoyah at 103 Long Lane, Block 87 Lot 5; Bulk Variance (c) to allow as built shed retain side 2.3' and rear 1/6 setbacks where 15' is required.
- ZC2020-031 Lucas Volosin at 59 Dutchtown Road, Block 227, Lot 21; Bulk Variance (c) to allow as built patio around the pool in rear yard.

MINUTES FOR APPROVAL

February 25, 2021

NEW BUSINESS

Natasha & Marcos Villa-Gonzalez 100A Zone Case #ZC2020-027
201 Cooper Road
Block 230.23, Lot 11
Action Date: 04/07/2020

From Section 15.013(A)(1), to allow an inground pool and surround to be installed in a side yard where accessory uses and structures are only permitted to be installed in a rear yard; and seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

Ken & Jacqueline King RR Zone Case #ZC2020-026
38 Brookstone Drive
Block 218.37, Lot 16
Action Date: 07/07/2020

From Section 15.013(A)(1), to allow an inground pool and surround with new patio area along with an existing patio to occupy approximately 42% of the rear yard area where the maximum occupancy for rear yard areas is 25%;

From Section 150.13(A)(6), to allow an inground pool and surround to be installed with a rear setback of 8' where a minimum rear setback of 15' is required; From Section 150.14(B)(1)(b)(2), to allow the installation of 6' high fencing in the side yards of the property where fences exceeding 4' in height are only permitted in rear yards; and seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

OLD BUSINESS

Maasi Shamilov

100B Zone

Case #ZC2020-012

5 Stead Court

Block 213.04, Lot 50

Action Date: 12/08/2020

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 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 25th, April 8th, April 22nd

ADJOURNMENT