

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
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2400 Voorhees Town Center
Voorhees, NJ 08043

ZONING BOARD OF ADJUSTMENT

AGENDA FOR APRIL 22nd, 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

ZC2020 - 008 Stacy and Amir Vana, 203 Kresson Gibbsboro Road; Block 218.42, Lot 1.01

MINUTES FOR APPROVAL

April 8, 2021

NEW BUSINESS

Nicole Gansert
29 Christopher Road
Block 218.01, Lot 108

RR Zone

Case #ZC2020-025

The Applicant is seeking bulk variance relief for an existing deck and shed to remain as constructed.

The existing deck requires relief from:

- §150.12(B)(1) to allow a wooden deck to remain at 0' from a side (non-party wall) where no improvements or alterations are permitted within 5' of a side property line;
- §150.13(A)(6) to allow a wooden deck to remain at approximately 10' from the rear property line where the minimum rear setback for accessory uses and structures is 15'; and
- §152.003(D)(2)(b)2. to allow a wooden deck to remain at 0' from a side (non-party wall) property line where a minimum side setback of 10' is required for attached dwellings in the RR zone.

The existing shed requires relief from:

- §150.12(B)(1), to allow a 100 SF shed to remain as constructed at approximately 3' from a side (party wall) property line where no grading, construction, or alteration is permitted within 5' of a side or rear property line; and
- §150.13(A)(7)(b) to allow a 100 SF shed to remain as constructed at approximately 3' from a side property line where a minimum side setback of 5' is required.

Also seeking all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

The Thomas Jefferson University
443 Laurel Oak Road
Block 162, Lot 22
Action Date: 5/12/21

O3 Zone

Case #ZC2020-032

The Applicant is seeking relief for an expansion of a non-conforming use which was previously approved through a use variance granted in 2019.

The expansion of the use requires relief from:
§152.062. et seq and Resolution #19-14 to allow the non-conforming use as a Physician Assistant educational program to expand from 80 students per year to 120 students per year (60 per program).

Also seeking 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): May 6, May 20, June 10, June 24.

ADJOURNMENT