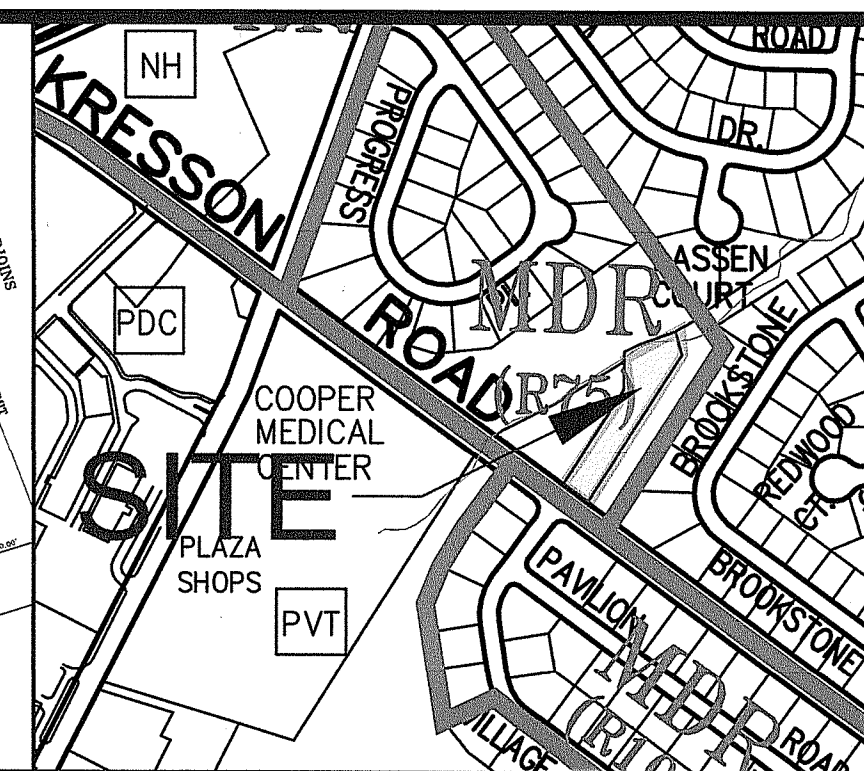


TAX MAP  
SOURCE: VOORHEES TOWNSHIP TAX MAP  
SCALE: 1"=200'



ZONING MAP  
SOURCE: VOORHEES TOWNSHIP ZONING MAP  
SCALE: 1"=500'



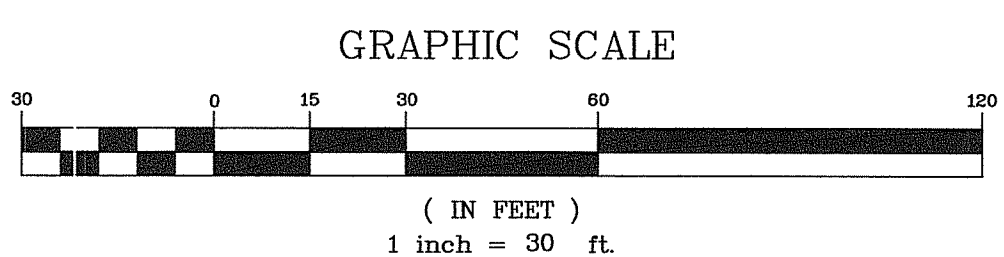
LOCATION MAP  
SOURCE: USGS CLEMENTON  
SCALE: 1"=2000'

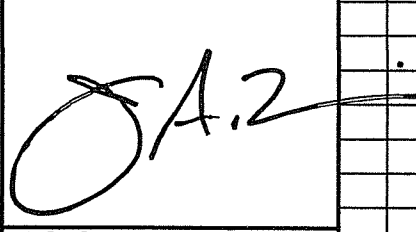
ZONING TABLE

ZONE: MDR R75 - MEDIUM DENSITY RESIDENTIAL			
	REQUIRE/PERMITTED	EXISTING	PROPOSED
MIN. LOT SIZE	43560 SF	44070 SF	44070 SF
MIN. LOT FRONTAGE	75 FT.	80 FT.	80 FT.
MIN. LOT DEPTH	120 FT.	508 FT.	508 FT.
MIN. FRONT YARD	30 FT.	94.56 FT.	94.56 FT.
MIN. REAR YARD	20 FT.	290 FT.	290 FT.
MIN. SIDE YARD	10 FT.	11.52 FT.	11.52 FT.
MAX. BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.
MAX. IMPERVIOUS SITE COVERAGE	45%	20%	25%

- NOTES:
- TRACT KNOWN AS LOT 1.01 BLOCK 218.42 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF VOORHEES. TOTAL AREA IS 1.01 ACRES ±.
  - BLOCK AND LOT NUMBERS TAKEN FROM THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF VOORHEES.
  - PLANIMETRIC AND TOPOGRAPHIC FEATURES SHOWN BASED ON PLAN ENTITLED "TOPOGRAPHIC SURVEY" PREPARED BY TRISTATE ENGINEERING AND SURVEYING DATED 9/13/19. ELEVATIONS BASED ON NAVD 88.
  - PROPERTY IS LOCATED IN THE MDR-75 ZONING DISTRICT AS SHOWN ON THE TOWNSHIP ZONING MAP.
  - THE PLAN WAS PREPARED FOR OBTAINING A BUILDING PERMIT ONLY. THE LICENSED PROFESSIONAL WHOSE SIGNATURE APPEARS HEREON ACCEPTS NO RESPONSIBILITY FOR ANY OTHER USE.
  - ALL DISTURBED LAND WITHIN OF ADJACENT TO THE WORK AREA WHICH IS THE RESULT OF THE CONTRACTOR'S OPERATION SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY. ALL GRADING AND SOIL STABILIZATION SHALL BE COMPLETED IN THIRTY (30) DAYS FROM ISSUANCE OF THE PERMIT.
  - SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED AND SHALL INCLUDE SILT FENCES AT DOWN SLOPE PERIMETERS OF THE DISTURBED AREA AND A STABILIZED CONSTRUCTION ENTRANCE, APPROXIMATELY TEN (10) FEET WIDE AND TWENTY (20) FEET LONG, CONSISTING OF A SIX (6) INCH THICK STONE APRON (2" THICK AGGREGATE - ASTM SIZE NO. 2)
  - STOCKPILING OF MATERIAL AND DEBRIS WITHIN THE RIGHT-OF-WAY IS NOT PERMITTED. THE ROADWAY SHALL BE SWEEPED CLEAN OF ALL EARTH AND DEBRIS AT ALL TIMES.

- VARIANCES REQUESTED
- A VARIANCE IS REQUESTED FROM ORDINANCE SECTION 150.12(B)(1) TO PERMIT A RETAINING WALL ALONG THE EASTERN PROPERTY LINE (COMMON PROPERTY LINE WITH LOT 1.02) WHERE THE ORDINANCE PROHIBITS GRADING WITHIN 5-FEET OF A PROPERTY LINE.
  - A VARIANCE IS REQUESTED FROM ORDINANCE SECTION 150.12(B)(1) TO PERMIT POOL EQUIPMENT WITHIN THE SIDE YARD SETBACK.
  - A VARIANCE IS REQUESTED TO PERMIT THE EXISTING TREE HOUSE TO REMAIN WHERE SUCH ACCESSORY STRUCTURES ARE NOT EXPRESSLY PERMITTED UNDER ORDINANCE SECTION 150.12(A) AND WHERE THE STRUCTURE EXCEEDS 15-FEET IN HEIGHT AS PER 150.13(A)(2) AND WHERE THE STRUCTURE IS LOCATED WITHIN THE OUTER "ZONE 2" OF THE STREAM BUFFER CONSERVATION ZONE.
  - A VARIANCE MAY BE REQUIRED FROM ORDINANCE SECTION 150.13(A)(7)(g) IF THE TREE HOUSE IS CONSIDERED A "SHED" TO PERMIT A TOTAL AREA OF 365 S.F. WHERE THE ORDINANCE ALLOWS A MAXIMUM OF 200 S.F.



DESIGNED: JM	DRAWN: RP	CHECKED: JAM	<p align="center"><b>GRADING PLAN</b></p> <p align="center">203 KRESSON ROAD BLOCK 218.42 LOT 1.01 VOORHEES TOWNSHIP CAMDEN COUNTY, NEW JERSEY</p> <p align="center"><b>TRISTATE ENGINEERING AND SURVEYING, PC</b></p> <p align="center">P.O. BOX 1304 BLACKWOOD, NJ 08012 OFFICE: (856) 677-8742 FAX: (856) 879-2024 www.tristatecivil.com</p>	
DATE SIGNED:		REVISIONS		
			NO.	DATE
<p><b>JOSEPH A. MANCINI</b></p> <p>New Jersey Professional Engineer Lic. No. 24GE04579300</p>			SCALE:	DATE:
			1"=30'	12/13/19
			PROJECT NO.:	SHEET:
			19-075	1 OF 1

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)  
DAVID J. SAMUEL, PE, PP, CME  
JOHN J. STEFANI, PE, LS, PP, CME  
JAY B. CORNELL, PE, PP, CME  
MICHAEL J. McCLELLAND, PE, PP, CME  
GREGORY R. VALES, PE, PP, CME



TIM W. GILLEN, PE, PP, CME (1991-2019)  
BRUCE M. KOCH, PE, PP, CME  
LOUIS J. PLOSKONKA, PE, CME  
TREVOR J. TAYLOR, PE, PP, CME  
BEHRAM TURAN, PE, LSRP  
LAURA J. NEUMANN, PE, PP  
DOUGLAS ROHMEYER, PE, CFM, CME  
ROBERT J. RUSSO, PE, PP, CME  
JOHN J. HESS, PE, PP, CME

February 5, 2021

Chairman Jeff Senges and Zoning Board Members  
Voorhees Township Zoning Board of Adjustment  
2400 Voorhees Town Center  
Voorhees, NJ 08043

**Re: Stofman  
Bulk Variance & Grading Review #1  
Block 218.42 Lot 1.01  
Location: 203 Kresson Road  
Zone: MDR-R75 (Medium Density Residential)  
Our File: HVOZ0218.04**

Dear Chairman Senges and Board Members:

Our office has reviewed the following information in support of the above-referenced application for Bulk Variance approval:

- Grading Plan, 203 Kresson Road, Block 218.42 Lot 1.01, Voorhees Township, Camden County, New Jersey, consisting of one (1) sheet, prepared by Joseph A. Mancini, PE of Tristate Engineering and Surveying, PC, dated December 13, 2019, last revised September 3, 2020;
- Topographic Survey, 203 Kresson Road, Block 218.42 Lot 1.01, Voorhees Township, Camden County, New Jersey, consisting of one (1) sheet, prepared by Anthony F. Dirosa, PE, PLS, of Tristate Engineering and Surveying, PC, dated September 13, 2019, last revised September 3, 2020
- Site Photographs (27) of 203 Kresson Road, prepared by Tristate Engineering & Surveying, dated July 2020; and
- A Zoning Board application.

Based upon our review of the above information and the Township of Voorhees Improvement Regulations and Design Standards, please find our comments below for your consideration:

1. Project Description:

The subject property is indicated to contain 44,070 square feet within an MDR (Medium Density Residential) R75 Zone District and provides 80 feet of road frontage along the easterly side of Kresson Road. Currently, the property contains an existing single family dwelling with ancillary improvements including but not limited to an asphalt driveway



Voorhees Township Zoning Board of Adjustment  
Re: Stofman  
Bulk Variance and Grading – Review #1

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extending from Kresson Road, a front porch, an in-ground pool, concrete pool patio, a basketball court, a treehouse, and paver walkways.

The Applicant is seeking Bulk Variance approval to construct a rear yard shed, enclosed wood deck and unroofed wood deck. A six (6) foot high fence along the easterly property line is also proposed with this application.

## 2. Surrounding Uses

Properties surrounding the subject site opposite Kresson Road are zoned MDR R100 and GB2 (General Business). Nearby properties to the east are zoned RR (Rural Residential / Residential Office).

## 3. Zoning Compliance

The Applicant has requested variances for the following with this application:

- a. **Section 150.12(B)(1)** – No grading, construction or alteration of a lot or lots shall be permitted within five feet of a side or rear property line; a retaining wall is located along the easterly property line.
- b. **Section 150.12(B)(1)** – No grading, construction or alteration of a lot or lots shall be permitted within five feet of a side or rear property line; pool equipment proposed 1.81 feet from westerly property line.
- c. **Section 150.12(A)** – Accessory structures are not expressly permitted in the subject area; existing treehouse will remain in the rear yard.
- d. **Section 150.13(A)(2)** – Accessory buildings and structures shall not exceed 15 feet in height; existing treehouse exceeds allowable height.

In addition to the above, it appears the following variance is required:

- e. **Section 150.14(B)(1)(a)2** – Fence height shall be no more than four (4) feet when located from the front corners of any building to the side property line and along any side property line to a point parallel with the rear corner of the building. A six (6) foot high fence is proposed in the area to the side of the building between the front and rear building lines.
- f. **Section 150.14(B)(3)(f)1** – Landscaping consisting of evergreen plantings shall be planted in front of all fences five (5) feet and higher that parallel the front property line.



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Such plantings shall be a minimum of three (3) feet high, as measured from grade level, at the time of planting, and there shall be a maximum spacing of six (6) feet, center to center, between evergreens. The landscaping required in front of fences shall be installed within thirty (30) days after the fence has been installed. No landscaping is proposed in front of the propose six (6) foot high fence that is parallel to front property line.

- g. **Section 150.13(A)(e)** – The maximum number of sheds permitted is two and the total floor area of all sheds shall not exceed 200 square feet; existing treehouse and proposed shed will exceed total allowable floor area for sheds.
4. The Applicant has not requested any waivers from providing required Ordinance and/or Checklist submission items. The following required Ordinance and/or Checklist submission items should be provided or waivers requested:
- a. Item #5 – Affidavit of Ownership & Escrow Account Certification
  - b. Item #6 – Request for List of Property Owners within 200'
  - c. Item #8 – Determination of Zoning Officer
  - d. Item #10 – Details of Structures (enclosed deck, unroofed deck, shed, fence)
  - e. Item #12 – Copies of Architectural Plans
  - f. Item #13 – Copies of Elevations
  - g. Item #15 – Corporate Disclosure Statement
  - h. Item #17 – Notices to Property Owners within 200'
  - i. Item #18 – Affidavit of Service to 200' List Property Owners
  - j. Item #19 – Certification of Publication in Newspaper

The Applicant must also comply with the Grading Plan Checklist as follows:

- k. Section 1-3 – The name and address of the applicant clearly stated on the plan.



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- l. Section 6-1 – Stream encroachment, flood boundary, and / or wetland lines shall be shown and a source of the information shall be noted on the plan. In case where no study is available, that shall be noted on the plan.
- m. Section 6-2 – Must have bearing and distances with NJDEP permit number and date of approval for encroachment line, or, if not delineated, must have flood boundary elevation based on a State approved or accepted study.
- n. Section 6-3 – All construction and grading activities shall comply with the requirements of applicable NJDEP Regulations. The applicant is responsible for obtaining a jurisdictional determination from the appropriate authorities.
- o. Section 7-2 – Proposed drainage patterns shall be denoted with flow arrows. Spot elevations shall be provided along major drainage paths.

Based on the above and the information submitted, our office has deemed the application **complete** subject to the granting of the above waivers, or submission of outstanding items.

The Applicant should revise the plans to identify wetlands, wetlands buffers, flood hazard areas, riparian zones, and all other environmentally sensitive areas.

This office reserves the right to present additional comments, variances, and/or design waivers pending the testimony of the Applicant before the Board and/or receipt of revised plans.

Should you have any questions with regard to the above matter, please do not hesitate to contact this office.

Very truly yours,

**CME Associates**

Bennett A. Matlack, PE, CME, CFM  
*Zoning Board of Adjustment Engineer*

cc: Jaclyn Bradley –Zoning Officer  
Stella Sytnik – Zoning Board Secretary  
Stuart Platt, Esq. - Zoning Board Solicitor  
Marc H. Stofman – Applicant  
Joseph Mancini, P.E., P.P., C.F.M. – Applicant's Engineer