

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 JUNE 17, 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

Case #ZC2021-013 Ryan and Lisa Siebert, 22 Simsbury Drive, Block 304.02, Lot 75  
Residential bulk variances related to an inground pool, pool house/cabana, and patio in rear yard.

Case #ZC2021-003 Michael DeLuca, 2 E. Red Oak Drive, Block 202.23, Lot 28  
Residential bulk variances related to the installation of an inground pool and patio in rear yard.

#### MINUTES FOR APPROVAL

#### OLD BUSINESS

**Matthew Kilrain and Amanda Griffin**  
64 Regan Lane  
Block 213.02, Lot 24

MDR (R100B)

Case #ZC2021-004

The Applicant is seeking the following variances to permit the installation of an inground pool in the rear yard:

- From Section 150.13(A)(1) to permit accessory structures to occupy approximately 32.10% of the rear yard area where the ordinance permits no more than 25% to be occupied;
- From Section 150.13(A)(6) to permit the installation of an inground pool and associated pool decking to be installed at 7.5' from the rear property line where accessory uses and structures are required to be a minimum of 15' from the rear property line;
- and any other variances or waivers as may be required.

**NEW BUSINESS**

**Clifton and Alishia Richie**  
5 Windsor Drive  
Block 199.11, Lot 4

MDR (R100A)

Case #ZC2021-012

The Applicant is seeking the following variances to permit the installation of an inground pool, pool decking and walkway in the rear yard:

From Section 150.13(A)(1), to permit the rear yard occupancy of all accessory structures for the property be increased to approximately 35% where a maximum of 25% is permitted; and any other variances or waivers as may be required.

**Anthony Bunero**  
898 Centennial Boulevard  
Block 213.01, Lot 102

GB2

Case #ZC2021-014

The Applicant is seeking the following variances to permit the construction of a detached garage in the rear yard:

From Section 150.13(A)(6) to permit an accessory structure (a detached garage) to be 16.7' in height where a maximum of 15' is permitted by ordinance; and any other variances or waivers as may be required.

**Joan Sarnese**  
3 Dutchtown Road  
Block 227.01, Lot 47

MB

Case #ZC2021-020

The Applicant is seeking the following variances to permit the construction of a deck in the rear yard:

From Section 152.015(D)(3), to permit the construction of a rear deck at 8' from one side property line and 11' from the other side property line where a minimum setback of 15' is required; and any other variances or waivers as may be required.

**Leslie and Michael Carrasquillo**  
400 Lennox Avenue  
Block 109, Lot 3

MDR (R100)

Case #ZC2021-015

The Applicant is seeking the following variances to permit the installation of 6' high vinyl fencing in the side and secondary front yards:

From Section 150.14(B)(1)(b)2, to permit 6' high vinyl fencing within the secondary front yard as well as the side yard where 6' high fencing is only permitted in rear yards;  
From Section 150.14(B)(2)(a), to permit 6' high vinyl fencing in the secondary front yard with a 10' setback from the Passaic Avenue right-of-way (a paper street) where 6' high fencing is only permitted in rear yards; and any other variances or waivers as may be required.

**COMMENTS FROM THE PUBLIC**

**COMMENTS FROM THE BOARD**

**NEXT MEETING DATE(s): June 24, July 8, July 22, August 9**

**ADJOURNMENT**