

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 JUNE 24, 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

MINUTES FOR APPROVAL

OLD BUSINESS

Stacy Vana
203 Kresson Road
Block 218.42, Lot 1.01

MDR (R75)

Case #ZC2020-008

The Applicant is returning to the Zoning Board to request the following variances:

From 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;

From Section 150.12(b)(1) to permit pool equipment within the side yard setback;

From Sections 150.12(a) and 150.13(a)(2) to permit the existing tree house to remain where such accessory structures are not expressly permitted and where the structure is located within the outer "zone 2" of the stream buffer conservation zone;

From ordinance section 150.13(a)(7)(e) if the tree house is considered a "shed" to permit a total area of 365 sq. ft. where the ordinance allows a maximum of 200 sq. ft;

and any other variances, waivers or approvals deemed necessary by the Zoning Board.

NEW BUSINESS

Anjali Bansal & Stephen Dyson
32 Farmhouse Lane
Block 195.04, Lot 1

MDR (R100A)

Case #ZC2021-002

The Applicant is seeking the following variances to permit existing non-conforming fencing to remain:
From Section 150.14(B)(2)(a) where fencing is prohibited from being installed within a front yard and both 4' high and 6' high fencing have been installed within a secondary front yard;
From Section 150.14(B)(1)(a)2 where fences not exceeding 4' in height are permitted within side and rear yards only, and 4' high fencing was installed within a secondary front yard;
From Section 150.14(B)(1)(b)2 where fences not exceeding 6' in height are permitted in rear yards only, and 6' high fencing was installed within a secondary front 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.

Ryan A. Balfe
12 Foxboro Drive
Block 304.02, Lot 26

MDR (R100A)

Case #ZC2021-009

The Applicant is seeking the following variances to permit the construction of a detached garage in the rear yard:
From Section 150.13(a)(1) to permit a sport court to be installed in a side yard where accessory uses and structures are only permitted in rear yards;
From Section 150.13(1)(6) to permit a sport court to be installed at 6' from a rear property line where all accessory uses and structures are required to be a minimum of 15' 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): July 8, July 22, August 12, August 26

ADJOURNMENT