

Jaclyn Bradley, AICP, PP
Zoning Administrative Officer
Jennifer Gaffney
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 AUGUST 12, 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

ZC2021-007 Khmer Buddhist Humanitarian Association, Inc. Block 262, Lot 6
Amended Preliminary and Final Major Site Plan Approval in regard to land and premises.

MINUTES FOR APPROVAL

April 22, 2021
June 10, 2021
July 8, 2021
July 22, 2021

NEW BUSINESS

S&J Kresson Gibbsboro
113 Kresson Gibbsboro Road
Block 206.16, Lot 38
Action Date: 9/11/2021

MDR (R100)

Case #ZC2021-010

The Applicant is seeking multiple variances to allow the use of the property as a two (2) unit residential property where single family residential is permitted. The following variances are requested from:

- a. Section 152.012, where multi-family dwellings are not a permitted principal or conditional use in the MDR (R-100) district. This is a d-1 use variance.

- b. Section 152.014, to permit a gross density of 5 units per acre where the maximum permitted residential density in the MDR (R100) district is 1.5 units per acres, or up to 2.0 units per acres at the discretion of the Board. This is a d-6 density variance.
- c. Section 152.015.D(3), to permit a side yard setback of 8.02 feet is existing for a residential use where a minimum side yard setback of 15 feet is required. This is an existing non-conforming condition.
- d. Section 152.015 Impervious Coverage - Maximum impervious coverage is permitted to be 45 percent, where 52.3 percent coverage is existing. This is an existing non-conforming condition that is not proposed to change.
- e. Any other variances or waivers as may be required.

OLD BUSINESS

Patidar Brothers, LLC (Dunkin Donuts) 100 Zone
101 Route 73; Block 247, Lot 14

Case #ZC2020-009

Based upon review of all information submitted and the Township of Voorhees Improvement Regulations and Design Standards, the following changes have been recommended:

Summary of Changes:

- Reduction in Parking spaces from 20 to 17 spaces. Two (2) ADA parking spaces are still provided.
- Sidewalk is proposed along Lake Villa Drive frontage.

The Applicant is seeking approval for a preliminary and final site plan for an 1,844 square foot Dunkin restaurant with drive-thru and accessory uses, such as parking, with variances from:

- a. Section 150.102(A) - Fast Food Restaurants are not permitted principal uses in the MB zone. A d□1 variance is required.
- b. Section 150.14(C)(2) - Within any non-residential zoning district, no fence may be erected, altered or reconstructed forward of any building in the front yard; a 4-foot vinyl fence is proposed along the westerly property line within the front yard area along Lake Villa Drive.
- c. Section 150.15E(6) - Functional/directional signs shall not exceed 3 S.F. in area per sign and shall not include company logos or other advertising information; a "DD" logo sign is proposed on the height restriction bar at the drive-thru lane, said sign would also provide a 3.1 S.F. sign area.
- d. Section 150.15H(2)(a) - Within an MB Zone, each commercial establishment may have one (1) sign on or attached to the facade of the establishment on each public street frontage provided the sign shall not project or extend more than 2 feet beyond the building line and shall not exceed 15% of the facade area facing the street or 150 S.F., whichever is smaller, whereby two (2) wall signs would be permitted; four (4) facade signs are proposed, one (1) along Route 73, two (2) along Lake Villa Drive and one (1) along the northern building facade.
- e. 152.102(A)(Schedule) - The minimum required rear yard setback is 100 feet; 55.98 feet is indicated as proposed to the westerly property line. It should be noted that the property is a corner lot which contains two front yards, one side yard, and one rear yard. The rear yard shall always be opposite the front entrance to the primary structure.
- f. Section 152.102(8)(2) - The maximum permitted total impervious coverage with sewer service is 60%; approximately 72.9% is proposed.
- g. Section 152.102(E) - The parking setback for all uses shall be 50 feet from Route 73, 50 feet from a residential zone or use and 20 feet when the parking setback is not from Route 73, a residential zone or use or to a side lot line; 10.2 feet is proposed to parking from the Route 73 right-of-way line and 11.9 feet is proposed to the loading zone from the westerly property line which is an MOR zone boundary. We also note that the parking setback is 15 feet where proposed parking facilities are contiguous to existing parking facilities which serve non-residential uses. The parking setback on the northerly property line which abuts the auto salvage yard is 10 feet.
- h. Section 152.006(A)(4) - The Applicant indicates a 25-foot-wide buffer required to a residential use/zone along the westerly property line whereby a typical 25-foot-wide buffer shall be comprised of three (3) rows of trees/shrubs as specified planted 5 feet on center; an approximate 12-foot-wide buffer is provided with one (1) row of trees at 6 feet-10 feet on center and a 4 foot and 6-foot vinyl fence along the westerly property line. We note that per Ordinance Section 152.102(A) that the entire rear yard area within an MB Zone shall consist of a landscape buffer, whereby 100 feet would be required.
- i. Section 154.006(F)(3)(b) - The number of street trees along Route 73 shall average one (1) for every 35 linear feet of property frontage, whereby the Applicant indicates five (5) street trees and three (3) evergreen trees required along Route 73; four (4) street trees and zero evergreens are proposed.
- j. Section 154.015(A)(4)(c) - Parking may not encompass more than 50% of the lot frontage within 170 feet of the Route 73 right-of-way; the parking area along Route 73 encompasses more than 50% of the Route 73 lot frontage.

The Applicant also indicates that the following existing condition nonconformity would remain pertinent to the property:

k. Section 152.102(A)(Schedule) -The minimum required lot area is 2 acres; 0.7 acres (30,571 S.F.) is provided.

In addition to the above, variances and/or design waivers would also appear necessary for the following:

- l. Section 154.007(B)(3)(b) - The maximum mounting height of exterior lighting for a building with a height of up to 24 feet is 14 feet; 16 foot and 20-foot light fixture mounting heights are noted as proposed.
- m. Section 154.015(A)(B)(b) - A 0.9 footcandle maximum is allowed in parking areas and walkways for non-residential uses; lighting levels greater than 0.9 footcandle are proposed within the parking areas and walkways.
- n. Section 152.102(C)(2) - The minimum required previous area with sewer service is 40%; approximately 27% is proposed.
- o. Section 154.015(A)(1)(d) - No more than two-thirds of the building shall be at the same setback line and the offset shall be at least equal to 10% of the average depth of the building; no building offset appears proposed along the north, south and east facades of the building.
- p. Section 154.015(A)(5)(b) - Refuse areas shall meet the setback requirements for parking lots and structures (50 feet from residential use/zone), no chain link doors are permitted, all wall screening shall be 8 feet in height and landscaping shall be utilized; an approximate 13-foot setback is proposed to the westerly property line adjoining a residential zone, chain link gating is proposed with 6-foot walls and no landscape plantings are proposed surrounding the enclosure.
- q. Section 154.015(A)(6)(c) - Ten percent of the area within a parking area shall be landscaped with evergreen and deciduous trees; no interior parking area landscaping is proposed.
- r. Section 154.015(A)(6)(d) - For every 10 parking spaces, 1.5 trees with a minimum caliper of 3 inches shall be required; two (2) trees appear proposed along the parking areas.
- s. Section 154.015(A)(7)(h) - Textured pedestrian crosswalks shall be provided from parking areas to all buildings; no crosswalks are provided from the northerly and easterly parking areas.
- t. Section 154.015(A)(9)(b) - Special architectural features such as clock/bell towers, cupolas and ornamental portions of parapet walls may exceed the height limit by up to 10 feet but shall not encompass more than 10% of the building facade wall and signage shall not be included within the additional height; the parapet tower along the east facade of the building encompasses 11.4% of the facade area and the parapet tower on the east and south facades contain proposed signage.
- u. Section 154.015(A)(10)(a) - Windows, doors, display windows or arcades shall make up at least 50% of building walls that face streets; less than 50% of such elements are proposed along the southern building facade facing Lake Villa Drive.
- v. Any other variances or waivers as may be required

COMMENTS FROM THE PUBLIC

COMMENTS FROM THE BOARD

NEXT MEETING DATE(s): August 26, September 9, September 23, October 7, October 21,

ADJOURNMENT