

Jaclyn Bradley  
Zoning Administrative Officer  
Jennifer L. 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 26, 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**

**RESOLUTION NO. 21-38**

Case #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**

June 24, 2021  
August 12, 2021

**NEW BUSINESS**

**Brad Blumberg**  
**Jennifer Sabol**  
9 Signal Hill Drive  
Block 229.13, Lot 64

MRD (RD2)

Case #ZC2021-019

Action Date: 10/12/2021

The applicant is seeking variances for a proposed rear addition including a new deck, to be constructed 12' from the side yard property line where there is a minimum side yard setback of 10', with, with variances from:

- a. Section 152.015(D)(3)(c) - To permit the construction of an addition with a side yard setback of 12 feet which would result in a combined side yard setback of 23.6 feet where dwellings existing as of September 1, 1999 located in the RD2 sections of the MDR required a minimum combined side yard setback of 30 feet.
- b. Any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

**Satinderpal Singh**  
208 Somerdale Road  
Block 94, Lot 28

MRD (R100)

Case #ZC2020-023

Action Date: 9/11/2021

The Applicant is seeking multiple variances to permit an existing driveway expansion, paver patio installation and 240 SF shed to remain as built by the previous property owner.

**The Driveway Expansion requires variance from:**

- a. Section 150.12(B)(1) to permit the previously installed driveway to remain at approximately 1.5' from the side property line where no improvements are permitted within 5' of a side property line;

**Paver Patio requires variances from:**

- a. Section 150.12(B)(1) to permit the previously installed paver patio to remain at approximately 1' from the side property line where no improvements are permitted within 5' of a side property line; and
- b. Section 152.015(D)(3) where accessory structures and uses are required to be a minimum of 15' from side property lines, and the paver patio was installed at approximately 1' from the side property line;

**Shed required variance from:**

- a. Section 152.015(D)(3) where accessory structures and uses are required to be a minimum of 15' from side property lines, and the 240 SF shed was installed at just 10.11' from a side property line;
- b. Section 150.13(A)(6)(d) - To permit the existing +/-240 square foot shed to remain 10.9 feet from the side property line where sheds larger than 150 square feet in floor area shall otherwise conform to the requirements for primary structures in the zone in which the shed is located; a minimum side yard setback of 15 feet is required.

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

**Vibhor Verma &**  
**Manasvi Singh**  
1 Carlton Lane,  
Block 213.01, Lot 1

MRD (R100)

Case # ZC2021-016

Action Date: 11/3/2021

The applicant is seeking a variance related to the proposed installation of an inground pool and fencing. The following variances have been applied for and/or found to be necessary for the proposed non-conforming structures:

- a. Section 150.13(A)(1), where accessory uses and structures are only permitted in rear yards, and pool decking is proposed within the primary front yard (Carlton Lane);
- b. Section 150.13(A)(1), where accessory uses and structures are only permitted in rear yards, and an inground pool and pool decking are proposed within the secondary front yard (Cooper Road);
- c. Section 150.14(B)(1)(b), where 6' high fences are prohibited from being installed outside of a rear yard, and 6' high fencing is proposed in the primary front yard (Carlton Lane);

- d. Section 150.14(B)(1)(b), where 6' high fences are prohibited from being installed outside of a rear yard, and 6' high fencing is proposed in the secondary front yard (Cooper Road);
- e. Section 150.14(B)(2)(a), fences shall not be erected, altered or reconstructed forward of any building(s) in the front yard or within the required front yard setback applicable to such property, whichever is greater, and 6' high fencing is proposed in the primary and secondary front yards;
- f. Section 150.14(B)(2)(c), where the primary front yard setback for this lot is 35.82' and 6' high fencing is proposed at 14' from the Carlton Lane right-of-way;
- g. Section 150.14(B)(2)(c), where the primary front yard setback for this lot is 35.82' and an inground pool surround is proposed at 33' from the Carlton Lane right-of-way;
- h. Section 150.14(B)(2)(c), where the secondary front yard setback for this lot is greater than 50' and 6' high fencing is proposed at 25' from the Cooper Road right-of-way;
- i. Section 150.14(B)(2)(c), where the secondary front yard setback for this lot is greater than 50' and an inground pool is proposed at 32.2' from the Cooper Road right-of-way;
- j. Section 152.015(D)(1)(a), where the required minimum front yard from a county or state right-of-way is 50' and 6' high fencing and an inground pool are proposed at 25' and 32.2', respectively, from Cooper Road;
- k. Section 152.015(D)(1)(c), where the primary front yard setback for the MDR(R100B) zone is 35' and pool decking is proposed at 32.84' from the Carlton Lane right-of-way;
- l. Section 154.14(A), where construction and maintenance of a buffer shall be the responsibility of the landowner or developer, and the fencing, inground pool and pool decking are proposed to be located within the 50' wide buffer easement along Cooper Road; and
- m. Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

#### **OLD BUSINESS**

#### **COMMENTS FROM THE PUBLIC**

#### **COMMENTS FROM THE BOARD**

**NEXT MEETING DATE(s): September 9, September 23, October 7, October 21, November 11.**

#### **ADJOURNMENT**