

Mr. Cupersmith called the meeting to order and stated that the meeting was being held in compliance with the "Open Public Meetings Act" and had been duly noticed and published as required by law.

ROLL CALL

Present: Mr. Leoncio, Mr. Willard, Mr. Weil, Mr. Cohen, Mr. Pannu, Ms. Tulman

Absent: Mr. Cupersmith, Mr. Daddario

Also present was Mr. Chris Norman Board Solicitor, Mr. Ben Matlack, Board Engineer

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A motion is made by Mr. Cohen to nominate Bob Weil as acting Chairman for tonight's meeting, motion is seconded by Mr. Willard. Motion carries by the assenting roll call vote:

AYES: Mr. Cohen, Mr. Willard, Mr. Weil, Mr. Leoncio, Mr. Pannu, Ms. Tulman

ABSTAIN: None

NAYS: None

MEMORIALIZATION OF RESOLUTIONS

Ryan and Lisa Siebert  
22 Simsbury Drive  
Block 304.02, Lot 75  
ZC2021-013

Motion to memorialize the resolution was made by Ms. Tulman , seconded by Mr. Willard. The motion carries by the following roll call vote:

AYES: Mr. Leoncio, Mr. Willard, Mr. Weil, Mr. Cohen, Ms. Tulman

ABSTAIN: Mr. Pannu

NAYS: None

Michael and Nicole Deluca  
2 E. Red Oak Drive  
Block 202.23; Lot 28  
ZC2021-003

Motion to memorialize the resolution was made by Mr. Weil, seconded by Ms. Tulman.

The motion carries by the following roll call vote:

AYES: Mr. Leoncio, Mr. Willard, Mr. Weil, Mr. Cohen, Ms. Tulman

ABSTAIN: Mr. Pannu

NAYS: None

APPROVAL OF MINUTES

Motion to approve minutes dated May 20, 2021 was made by Ms. Tulman, seconded by Mr. Pannu. Motion carries by the assenting voice vote of all present Board members with the exception of Mr. Leoncio, Mr. Willard and Mr. Cohen who abstained.

OLD BUSINESS

Matthew Kilrain and Amanda Griffin  
64 Regan Lane  
Block 213.02; Lot 24  
ZC2021-004

Appearing before the Board is Mr. Kilrain, applicant and Mr. Conchado, Niagra Pools

Mr. Norman informs the Board the applicant is seeking 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.

Mr. Norman informs the Board that the applicant previously appeared before the board on June 10<sup>th</sup> and that the application was continued to tonight's meeting to give the applicant time to resubmit revised plans. The applicant has revised their application to to relocate the pool further from the rear to create a 9 foot rear setback instead of a 7.5 foot setback and a 12 foot side yard setback.

Mr. Matlack states he sees no issues to the grading of the property as a result of the revision.

The applicant also agrees to revise the text at the bottom of the plan as a condition of approval.

The meeting is opened to the public. Seeing no public comments the Chairman closed public portion.

Mr. Willard makes a motion to grant approval for the bulk variance to permit the applicant to install an inground swimming pool with the following conditions/stipulations:

1. The applicant has agreed to revise text at nottom of plan to reflect revised setbacks.
2. The applicant has agreed to the engineer's review letter.
3. The applicant will submit all proper permits.

Motion seconded by Mr. Leoncio. Motion carries by the following roll call vote:

AYES: Mr. Willard, Mr. Leoncio, Mr. Weil, Mr. Cohen, Mr. Pannu, Ms. Tulman

ABSTAIN: None

NAYS: None

#### NEW BUSINESS

Clifton and Alishia Richie  
5 Windsor Drive  
Block 199.11; Lot 4  
ZC2021-012

Mr. Norman gives a brief description of the application. He states 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.

Appearing before the Board are Mr. and Mrs. Richie. Mr. Richi testifies that no trees will be removed and that there is an existing 6 foot fence surrounding the property. He statesd the proposed location of the ingoruind pool would be attractive and will compliment their existing decking. He states that since purchasing the property they have made several improvements to the inside of the home. The applicant presents a camera view of the rear yard which shows the natural screeneing to adjoining properties by the surrounding wooded areas. M.r Richie testifies the pool would be extremely beneficial to their son.

The application is opened to the public.

Linda Denmark  
20 Yorkshire Drive

Ms. Denmark comments on the color of the applicant's existing shed which the Board finds to be irrelevant to the bulk variance requested by the applicant.

Seeing no further public comments the Chairman closes public portion.

After some discussion regarding the decking around the pool the applicant decides to bifurcate their application. They will now be requesting 2 variances. One for impervious coverage and one for the rear pool decking being 10 feet from rear property line where 156 feet is required.

Mr. Cohen makes a motion to grant bulk variance approval 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 for the installation of an inground pool, pool decking and walkway in rear yard. Motion seconded by Ms. Tulman. Motion carries by the following roll call vote:

AYES: Mr. Cohen, Ms. Tulman, Mr. Weil, Mr. Willard, Mr. Leoncio, Mr. Pannu

ABSTAIN: None

NAYS: None

Mr. Willard makes a motion to approve the bulk variance for the pool decking having a rear setback of 10 feet where 15 feet is required. Motion seconded by Mr. Cohen. Motion carries the following roll call vote:

AYES: Mr. Willard, Mr. Cohen, Mr. Weil, Mr. Leoncio, Mr. Pannu, Mr. Tulman

ABSTAIN: None

NAYS: None

Anthony Bunero  
898 Centennial Boulevard  
Block 213.01; Lot 102  
ZC2021-014

Mr. Norman gives a summary of the application. He states 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.

Appearing before the Board was Anthony Bunero who testifies that the proposed pole barn is 19.5 inches higher than what is permitted by ordinance. This height is needed for the door clearance for storage. He testifies he will not be removing any trees except for two existing dead trees. to construct the pole barn and that the pole barn cannot be seen by neighbors. He testifies he currently has no garage and the proposed garage will be used for storage of personal property including kayaks and landscaping equipment. He states the pole barn will be painted a neutral paint color to match the existing residential dwelling.

The meeting was open to the public. Seeing no public comments the Chairman closes public portion.

Ms. Tulman makes a motion to grant variance approval for the construction of a 24' X 32' detached pole barn garage at a height of 16.75 feet, which exceeds the permitted height limitation of 15 feet for his residential property. The motion is seconded by Mr. Pannu. Motion carries by the following roll call vote:

AYES: Ms. Tulman, Mr. Pannu, Mr. Cohen, Mr. Weil, Mr. Willard, Mr. Leoncio.

ABSTAIN: None

NAYS: None

Joan Sarnese  
3 Dutchtown Road  
Block 227.01; Lot 47  
ZC2021-020

Mr. Norman gives a description of the application. He states 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.

Appearing before the Board is Frank and Joan Sarnese. Mr. Sarnese testifies he is seeking approval to construct a 24' X 20" deck in the rear of the property with side yard setbacks of 8 feet on one side and 11 feet on the other side where a 15 foot side yard setback is required. He testifies the deck will not exceed past the corners of the house. Mrs. Sarnese testifies the deck would be used by the family. Mr. Sarnese testifies that the lot is narrow which creates an undue hardship.

The meeting is opened to the public. Seeing no public comments the Chairman closes public portion.

Mr. Cohen makes a motion to grant bulk variance relief for the construction of a 24 X 20 deck in the rear yard with side yard setbacks of 8 feet from one side and 11 feet from the other side where 15 feet is required. Motion is seconded by Mr. Willard. Motion carries by the following roll call vote:

AYES: Mr. Cohen, Mr. Willard, Mr. Leoncio, Mr. Weil, Mr. Pannu, Ms. Tulman

ABSTAIN: None

NAYS: None

Leslie and Michael Carrasquillo

400 Lennox Avenue

Block 109, Lot 3

ZC2021-015

Mr. Norman gives a brief description of the application. He states 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.

Appearing before the Board is Mr. Michael Carrasquillo. He testifies that that the proposed fence will provide more rear-yard area for their children to play and would not cause much of an impact because it would be sited to Passaic Avenue, which is unimproved paper street owned by the Township.

The meeting is opened to the public. Seeing no public comments the Chairman closes public portion.

Mr. Willard makes a motion to grant the requested variances for the installation of a 6 foot high vinyl fence in the side and secondary front yards. Motion is seconded by Mr. Cohen. Motion carries by the following roll call vote:

AYES: Mr. Willard, Mr. Cohen, Mr. Weil, Mr. Leoncio, Mr. Pannu, Ms. Tulman.

ABSTAIN: None

NAYS: None

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Wendy Flite

Planning Board Secretary

Voorhees Township

Minutes prepared by Wendy Flite. The minutes are intended to reflect the basic comments and action. Verbatim transcripts of all electronic recordings can be available upon proper request and payment.