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**ZONING BOARD OF ADJUSTMENT
AGENDA FOR OCTOBER 7, 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

- ZC2020-023 Santinderpal Singh, 208 Somerdale Road, Block 94, Lot 28
Residential bulk variance relief for non-conforming driveway, paver patio and shed.
- ZC2021-016 Vibhor Verma & Manasvi Singh, 1 Carlton Lane, Block 213.01, Lot 1
Residential bulk variance relief to install inground pool.
- ZC2021-019 Brad Blumberg & Jennifer Sabol, 9 Signal Hill Drive, Block 229.13, Lot 64
Residential bulk variance relief for non-conforming addition and deck on side and rear of home.
- ZC2021-021 Emily Morgan, 4 Penn Road, Block 264, Lot 3
Residential bulk variance relief for front addition 45' from property line, where 50' is required and to permit detached garage peak roof height at 23' and 10" where 15' is required.
- ZC2021-022 Richard Dougherty, 405 E. Evesham Road, Block 109, Lot 4
Residential bulk variance relief permitting installation of patio within secondary front yard.
- ZC2021-023 Christine Swift, 1127 Kirkwood-Gibbsboro Road, Block 181, Lot 3
Residential bulk variance relief permitting non-conforming existing porch addition to remain as built.

MINUTES FOR APPROVAL

September 9, 2021

OLD BUSINESS

Aducat Outdoor, LLC
127 Route 73
Block 228, Lot 2.02

MB Zone

Case #ZC2020-015

The applicant is requesting a one-year extension of previously granted variance approval as stated in Resolution 20-17.

Voorhees Rt 73 Development Group LLC (Wawa) O1/RR Zone
Route 73 & Kresson Road CR 671
Block 220, Lot 9 & 16

Case #ZC2020-002

The applicant has requested a postponement of continuation to December 16, 2021.

NEW BUSINESS

Justin Pelletier
222 Burlington Avenue
Block 133, lot 6

MDR(R100)

Case #ZC2021-024

action date: 12/4/2021

The applicant is seeking bulk (c) variance(s) related to existing unpermitted non-conforming shed, swimming pool, and pool deck in the rear yard, with variances from:

Related to rear yard occupancy:

- a. *From Section 150.13(A)(1)* to permit existing accessory structures and uses to occupy more than 25% of the rear yard area;

Related to existing above-ground pool:

- a. *From Section 150.12(B)(1)* to permit an existing above-ground pool to remain at 3.8' from the rear property line and 3.8' from a side property line, where a minimum of 5' is required;
- b. *From Section 150.13(A)(6)* to permit the existing pool to remain at 3.8' from the rear property line, where a minimum of 15' is required;
- c. *From Section 150.13(A)(6)* to permit the existing pool deck to remain at 6' from the rear property lines, where a minimum of 15' is required;
- d. *From Section 152.015(D)(3)* to permit the existing pool to remain at 3.8' from a side property line, where a minimum of 15' is required in the MDR (R100) zone, and

Related to existing shed:

- a. *From Section 150.12(B)(1)* to permit an existing shed to remain at 1.4' from the rear property line, where a minimum of 5' is required;
- b. *From Section 150.13(A)(7)(b)* to permit the existing 42 square foot shed to remain at 1.4' from the rear property line, where sheds not exceeding 100 square feet in area are required to be at least 5' from rear property lines;
- c. *From Section 150.13(A)(7)(e)* to permit two existing sheds totaling 242 square feet in area to remain on-site, where the square footage of all sheds shall not exceed 200 square feet;

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

Sheila McFarland
5 Irongate Drive
Block 218.02, Lot 1

RR

Case #ZC2021-025

Action Date: 12/2/2021

The applicant is seeking bulk (c) variance(s) related to the proposed installation of 6' high vinyl fencing in the secondary front and rear yards, with variances from:

- a. *From Section 150.14(B)(1)(b)(2)* to permit 6' high fencing in a secondary front yard, where 6' high fencing is only permitted in rear yards;
- b. *From Section 150.14(B)(2)(a)* to permit fencing in a secondary front yard, where no fence shall be erected, altered or reconstructed forward of any building(s) in a front yard or within the required front yard setback applicable to such property, whichever is greater; and
- c. *From Section 150.14(B)(2)(f)* to permit fencing to be installed at 6' from rear property line, where reverse frontage lots are required to install fencing at a rear setback of 10'; and

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

Bart & Patti Shipon
7 Pembroke Drive
Block 304.08, Lot 5

MDR(100A)

Case #ZC2021-028

Action Date: 12/28/2021

The applicant is seeking bulk (c) variance(s) related to a proposed generator installation in the front yard, with variances from:

- a. *From Section 150.13(A)(9)(b)1.B.* where ground-mounted generators may not be located in the front or side yard and may only be placed in the rear yard, and the generator is proposed in the 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.

COMMENTS FROM THE PUBLIC

COMMENTS FROM THE BOARD

NEXT MEETING DATE(s): October 21, November 11, December 16.

ADJOURNMENT