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ZONING BOARD OF ADJUSTMENT AGENDA FOR DECEMBER 16, 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

- ZC 2020-009 Patidar Brothers, LLC 102 State Highway Route 73, Block 247, Lot 14
Use variance and bulk variances to permit 1,884 square foot Dunkin Donuts restaurant on A 30,751 square foot parcel (0.7 acre) in MB Zoning District.
- ZC2020-012 Maasi Shamilov, 5 Stead Court, Block 213.04, Lot 50
Bulk variance approval to permit an existing rear-yard deck with additional retaining wall structures to remain within rear-yard.
- ZC 2021-026 FR Tattoo Studios, LLC DBA Altar House Tattoo, 102 Berlin Road, Block 142, Lot 1
Use variance relief and waiver of site plan for by-appointment only boutique tattoo studio
- ZC2021-027 Animal Welfare Association, 509 Centennial Boulevard, Block 207, Lot 11
Bulk variance relief for various signs throughout Animal Welfare Association campus.
- ZC2021-029 Darren Nguyen, 113 Moonlight Terrace, Block 240, Lot 9.
Bulk variance(s) relief and/or waiver(s) for the existing non-conforming fencing.
- ZC2021-030 Rakesh Patel, 32 Callison Lane, Block 213.19, Lot 7.
Bulk variance relief for a proposed patio, pool equipment and fencing installation.

MINUTES FOR APPROVAL

November 11, 2021

OLD BUSINESS

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

Case #ZC2020-002

This application is a continuation from first hearing on May 6, 2021, followed by the second hearing July 8, 2021.

The Applicant has applied for Preliminary and Final Site Plan approval to construct a Wawa convenience store and fueling station on the above referenced site. The overall tract straddles the border between Voorhees and Evesham Townships. It comprises 4.16 acres with 3.48 acres contained within Voorhees Township and the remaining 0.68 acres in Evesham. Proposed improvements include construction of a 5,051 square foot Wawa retail building and a separate fueling station consisting of eight (8) fuel dispensers located under a 7,150 square foot overhead canopy. Its primary frontage and access are located in Evesham Township, along NJSH Rt. 73. Ingress and egress to the site from Rt. 73 will be provided via a right-in/right-out only driveway. Secondary ingress and egress to the Wawa site will be provided via a driveway accessing Kresson Road in the Voorhees portion of the tract that will restrict left turn egress. Roadway widening is proposed for both Rt. 73 and Kresson Road at the driveway intersections. There is an existing 1-story dwelling located adjacent to its Kresson Road frontage that will be demolished to facilitate construction of a driveway servicing the facility.

Variances.

1. From Section 152.002 to construct an access driveway to the Wawa Convenience Store and Fueling Station on lot 16, which is located in the RR (Rural Residential) district. The RR district does not permit driveways or commercial development as a principal use. Consequently, a d(l) use variance is required.
2. From Section 150.15(G)(3)(e) to permit the fuel pricing portion of a monument sign on the Kresson Road frontage to have an area of 17.69 square feet where the gasoline price portion of a freestanding sign is prohibited from exceeding 12 square feet.
3. From Section 150.15(H)(2)(a) to permit two (2) façade signs where one is permitted on each public street frontage. One (1) 9.03 square foot facade sign on the fueling canopy and a second 67.7 square foot facade sign on the convenience store.
4. From Section 150.15(H)(2) to install two (2) "spanner" signs, each with an area of 39.3 square feet on the canopy supports, where the Ordinance does not specifically permit spanner signs.
5. From Section 150.15(H)(2)(b) to construct a 49.87 square foot freestanding sign on the 73' frontage on Kresson Road (CR 671) where a freestanding sign is only permitted on a county road or municipal street frontage of at least 100 feet.
6. From Section 150.15(H)(2)(b) to construct a 49.87 square foot freestanding sign on the Kresson Road (CR 671) frontage where a maximum freestanding sign area of 0.5 square feet per linear foot of building frontage is permitted, and no building frontage is proposed on Kresson Road.
7. From Section 152.102(A) to permit the access drive from Kresson Road to encroach into the required 100' rear yard landscape buffer required by Ordinance Section 154.006.
8. From Section 152.102(A) requires a minimum frontage of 300' for convenience stores with gasoline fueling stations whereas the Voorhees portion of the subject tract has 73' of frontage on Kresson Road. It is noted that the Evesham Township portion has 323' of frontage on NJSH 73.

Waivers.

9. Ordinance Section 154.006(A)(3) prohibits drive aisles within required buffers. Ordinance Section 154.006(A)(8) requires a minimum buffer of 50' from a residential use or zone whereas the access drive from Kresson Road encroaches to within approximately 28' of Block 220, lot 17 and the sidewalk on the opposite side of the drive encroaches to within 4.4' of Lot 15. Both lots are located within the RR zone and currently support a religious use and office use, respectively.
10. Ordinance Section 154.006(D)(3) requires that landscaping consisting of six-foot-high evergreen trees be installed to screen the perimeter of trash enclosure walls, however, none are proposed. And any other variances or waivers as may be required.

NEW BUSINESS

COMMENTS FROM THE PUBLIC

COMMENTS FROM THE BOARD

NEXT MEETING DATE(s): 2022 SCHEDULE TO BE ANNOUNCED FOLLOWING REORGANIZATION MEETING.

ADJOURNMENT