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**ZONING BOARD OF ADJUSTMENT
AGENDA FOR APRIL 14, 2022, 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.

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

MINUTES FOR APPROVAL

March 24, 2022

OLD BUSINESS

NEW BUSINESS

KAR Investments, LLC

B

Case #ZC2021-041

2, 4, & 6 Abbett Avenue; Block: 295 Lots: 1, 1.01, 1.02

Action Date: 6/2/2022

The Applicant has requested bulk (c) variance(s) as well as a use variance to permit a residential minor subdivision within the Business (B) Zone.

- a. **Section 152.082 Permitted Uses** - Single family dwellings are not a permitted principal or conditional use in the 'B' district. This is a d-1 use variance. There are two existing residences on the site, and a third residence is proposed. A d-2 variance to expand a non-conforming use may be required for each of the existing residences as the lot area of each is proposed to increase.
- b. **Section 152.085(C)(1) Minimum Front Yard Setback** - A front yard setback of 100 feet is required along Abbett Avenue, where 14.7 and 30.1 feet are existing for Lot 1 and 1.01 respectively. This is an existing non-conforming condition that is not proposed to change. A variance is also being requested on Lot 1.02 where a setback of 30 feet is proposed.
- c. **Section 152.085(C)(3)(b) Minimum Side Yard Setback** - A side yard setback of 15 feet is required, where 12.3 feet is existing for Lot 1. This is an existing non-conforming condition that is not proposed to change.

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): April 28, 2022, May 12, 2022, May 26, 2022

ADJOURNMENT