

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

ROLL CALL

Present: Mr. Cohen, Mr. Leoncio, Ms. Tulman, Mr. Hundal, and Mr. Cupersmith

Absent: Mr. Willard and Mr. Weil

Also, present: Mr. Chris Norman, Board Solicitor; Mr. Bennett Matlack, Board Engineer; and Mrs. Jennifer Gaffney, Board Secretary

Mr. Norman swore in Mr. Matlack as the Board Engineer.

OLD BUSINESS

JOSEPH MIESSAU & JACLYN BENNETT

100B Zone

Case #ZC2022-023

1 Nolen Circle, Block: 23.10, Lot:19

Mr. Norman summarized the application as follows. The Applicant has requested bulk "c" variance relief for proposed fencing to be in a secondary front yard on a corner lot, per the following sections.

- A. Section 150.14(B)(1)(a)2, where fences not exceeding 6' in height are permitted in the side and rear yards, and 6' high fencing is proposed to be installed in the secondary front yard;
- B. Section 150.14(B)(2)(a), where no fencing shall be installed within a front yard setback, and 6' high fencing is proposed within that area;
- C. Section 150.14(B)(3)(f), where evergreens with a minimum height of 3' must be planted no more than 6' apart on center in front of all fences 5' or higher facing a right-of-way, and the proposed landscaping does not conform with those requirements along the Callison Lane right-of-way; and Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

Mr. Norman called the applicants to the podium and then they were reminded that they were still under oath.

Dr. Miessau summarized the request and indicated that they met with the neighbor who had objected the request in the last meeting. He stated that they provided the Board with a new survey and renderings that show an agreed upon location for the proposed fence.

The Board reviewed the renderings and saw the adjustments that were made. The prior request was 19' from the property line the revised location is 29'.

The Board called upon Mr. Antonio Iozzia, Esq and Mr. Paul Frasca of 10 Callison Lane who objected in previous hearing. Mr. Iozzia testified that Mr. Frasca had met with the applicants and have no objections to the revised location.

Mr. Cupersmith opened the application up to the public for questions or comments. With no questions, he closed the public portion and brought it back to the Board.

Mr. Cohen made a motion to approve the application as revised. Ms. Tulman seconded the motion. A roll call vote was followed:

Aye: Mr. Cohen, Mr. Leoncio, Ms. Tulman, Mr. Hundal, and Mr. Cupersmith
Nay: None
Abstain: None

Mr. Norman explained the 45 days right to appeal once the resolution is memorialized and Mrs. Gaffney explained the next steps.

NEW BUSINESS

JOSH RAFFEL

100B Zone

Case #ZC2022-021

64 WHYTE DRIVE, Block: 213.03, Lot:92

Mr. Norman summarized the application as follows: the Applicant has requested bulk "c" variance relief for proposed fencing to be in a secondary front yard on a corner lot, per the following sections.

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- D. Section 150.14(B)(1)(a)2, where fences not exceeding 6’ in height are permitted in the side and rear yards, and 6’ high fencing is proposed to be installed in the secondary front yard along Whyte Court;
- E. Section 150.14(B)(2)(a), where no fencing shall be installed within a front yard setback, and 6’ high fencing is proposed within that area; and
- Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

Mr. Raffel was sworn in by Mr. Norman. Mr. Raffel gave testimony of his request to fence in their property for safety reasons for their dog and 10-month-old.

The Board reviewed the images and documents and asked Mr. Raffel what style fence he was selecting. Mr. Raffel stated it would be a capped black aluminum fence.

Mr. Cupersmith opened the application up to the public for questions or comments. With no questions, he closed the public portion and brought it back to the Board.

Mr. Cohen made a motion to approve the application. Mr. Leoncio seconded the motion. A roll call vote was followed:

Aye:Mr. Cohen, Mr. Leoncio, Ms. Tulman, Mr. Hundal, and Mr. Cupersmith

Nay:None

Abstain:None

Mr. Norman explained the 45 days right to appeal once the resolution is memorialized and Mrs. Gaffney explained the next steps.

KEVIN D’ANTONIOMDR (RD2)Case #ZC2022-022

11 LEXTON RUN, Block: 229.23, Lot: 5

Mr. Norman summarized the application as follow, the Applicant has requested bulk “c” variance relief for an existing nonconforming deck, per the following section.

- A. Section 150.013(A)(1), where accessory uses and structures are only permitted in rear yards, and the existing unpermitted deck was installed within the side 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.

Mr. D’Antonio was sworn in by Mr. Norman.

Mr. D’Antonio gave testimony to the existing non-conforming deck on the property that he purchased from his parents. The deck was installed over 40 years ago and is out of sight from the street. He stated that his dad, an engineer, built the small platform deck as a place to keep trashcans and an extra hose, etc.

The Board reviewed the images provided by the applicant.

Mr. Cupersmith opened the application up to the public for questions or comments. With no questions, he closed the public portion and brought it back to the Board.

Mr. Cohen made a motion to approve the application. Ms. Tulman seconded the motion. A roll call vote was followed:

Aye:Mr. Cohen, Mr. Leoncio, Ms. Tulman, Mr. Hundal, and Mr. Cupersmith

Nay:None

Abstain:None

JASON & NIKKI ELKINSMDR/100ACase #ZC2022-017

30 Simsbury Drive | Block: 304.12, Lot: 1Action Date: 3/31/2023

Mr. Norman summarized the application as follows, the Applicant has requested variances from the following sections:

1. **150.14(B)(2)(c)**, where fences on lots that have frontage on more than one street, the front yard setback of 35' is required, and the proposed fencing will have a setback of 5' from the property line, 12' from the right-of-way, and
2. Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

Ms. Kathleen Gaskill, Esq. introduced herself to the Board, representing the applicant and requested Mr. Norman swear the applicant in. The applicant Mr. Jason Elkins was sworn in by Mr. Norman.

Ms. Gaskill further summarized the application for the Board and gave testimony to the photos and documents provided to the board. She confirmed that it would be a capped black aluminum fence. She also outlined the various landscaping that would surround the fence.

Mr. Elkins stated the request for the variance comes for the safety of his family to enjoy their yard without the risk of children going into the street.

Mr. Norman revised the application once more.

Mr. Cohen made a motion to approve the application. Mr. Hundal seconded the motion. A roll call vote was followed:

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| Aye: | Mr. Cohen, Mr. Leoncio, Ms. Tulman, Mr. Hundal, and Mr. Cupersmith |
| Nay: | None |
| Abstain: | None |

Mr. Cupersmith opened the meeting up to the public for any general comments. There were no public left in the courtroom at the time.

Mr. Cohen made a motion to adjourn the meeting, Mr. Willard second the motion. All were in favor. Meeting adjourned.

Jennifer L. Gaffney, Zoning Board Secretary

Voorhees Township

Minutes prepared by Jennifer Gaffney. 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.