

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.

OATH OF OFFICE

Mr. Norman administered the oath of office to Mr. Michael V. Phillips for the position of Alternate #2, with a 2-year term expiring 2024.

ROLL CALL

**Present:** Mr. Cohen, Ms. Jennifer Branch Stewart (alternate), Mr. Michael Phillips, Mr. Willard, and Mr. Cupersmith  
**Absent:** Mr. Weil, Ms. Tulman, Mr. Hundal, Mr. Leoncio  
**Also, present:** Mr. Christopher Norman, Board Solicitor and Mrs. Jennifer Gaffney, Board Secretary

RESOLUTIONS

**Resolution 23-22** ZC2022-028 – 69 Matlack Drive | Block 200, Lot 2.448  
Mark Gelernt & Jana Caras Gelernt

Mr. Willard made a motion to approve Resolution 23-22, seconded by Mr. Cohen. A roll call vote followed.

**Aye:** Mr. Cohen, Ms. Stewart, Mr. Phillips, Mr. Willard, and Mr. Cupersmith  
**Nay:** None  
**Abstain:** None

**Resolution 23-23** ZC2022-022 – 15 Lafayette Avenue | Block 288, Lot 3  
Estate of James Spina

Mr. Willard made a motion to approve Resolution 23-23, seconded by Mr. Cohen. A roll call vote followed.

**Aye:** Mr. Cohen, Ms. Stewart, Mr. Phillips, Mr. Willard, and Mr. Cupersmith  
**Nay:** None  
**Abstain:** None

**Resolution 23-24** ZC2022-026 – 22 Battery Hill Drive | Block 220.02, Lot 10  
James & Annmarie Heisler

Mr. Cohen made a motion to approve Resolution 23-24, seconded by Mr. Willard. A roll call vote followed.

**Aye:** Mr. Cohen, Ms. Stewart, Mr. Phillips, Mr. Willard, and Mr. Cupersmith  
**Nay:** None  
**Abstain:** None

MINUTES

Mr. Cohen made a motion to approve the March 23, 2023, minutes. Mr. Willard seconded the motion. All were in favor with the exception of Mr. Phillips, who abstained.

Mr. Cohen made a motion to approve the April 13, 2023, minutes. Mr. Willard seconded the motion. All were in favor with the exception of Mr. Phillips, who abstained.

**NEW BUSINESS**

MORGAN LORILLIERE  
17 NORTHGATE DRIVE | Block 230.01, Lot 40

RR

Case #ZC2023-002  
Action Date: 7/1/2023

Mr. Norman summarized the application as follows, the applicant is seeking a bulk “c” variance relief to permit a covered front porch and an expanded garage as per the following sections.

- A. Section 152.005(D)(1), where the minimum front yard setback required for the property is 50’ and the proposed covered front porch has a front setback of 30.5’, and the proposed garage addition has a front setback of 50’; and

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

Ms. Lorrilliere was sworn in by Mr. Norman. She began her testimony being a 4<sup>th</sup> generation Voorhees resident and how she chose 17 Northgate to be her forever home. She shared a power point presentation with photos. She stated how the house had remained vacant for many decades and needed TLC. She wanted to add a small front porch and expand the garage. She discussed the difficulties of living in a RR Zone with outdated ordinances such as a 50’ front yard setback but yet the homes were built at 38’ from the front property line.

She shared photos of the property from both sides as well as some renderings of the proposed improvements.

Mr. Cupersmith stated how impressive her presentation was with the emphasis on all the details.

With no questions from the Board, Mr. Cupersmith opened the application up to the public.

Ms. Christine Mays of 7 Northgate Drive was sworn in by Mr. Norman and testified that she also grew up in the neighborhood. She stated that she had moved to the neighborhood in 1990 and at that time 17 Northgate Drive was vacant. She expressed excitement to see all the changes that the applicant has proposed.

Mr. Cohen made a motion to approve the application as applied; Mr. Willard seconded the motion. A roll call vote followed.

<b>Aye:</b>	Mr. Cohen, Ms. Stewart, Mr. Phillips, Mr. Willard, and Mr. Cupersmith
<b>Nay:</b>	None
<b>Abstain:</b>	None

Mr. Norman indicated that from the date that the resolution is memorialized for the application there is a 45 day right of appeal and that the Zoning Board Secretary will be in touch with the next steps.

RUEL CRUZ & DEBORAH CHIUMENTO  
28 SIMSBURY DRIVE | Block 304.02, Lot 78

MDR100A

Case #ZC2022-014  
Action Date: 7/1/2023

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 154.014(B)(2)(c) of the ULDO to permit the construction of a 6-foot-high aluminum fence with a front-yard setback of 11 feet along that portion of Simsbury Drive that faces the side of the property where a front-yard setback of 35 feet is required; 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. Ruel Cruz was sworn in by Mr. Norman and summarized his application for the Board. He presented a power point presentation with photos and renderings showing the existing fence and the proposed locations. He indicated that when they bought the house the exterior was in shambles. There was no grass on the side of the house, the fence was falling down, etc. A number of items that were neglected have been improved since they’ve moved in. The next item on their list is to replace the fence.



Mr. Norman indicated that from the date that the resolution is memorialized for the application there is a 45 day right of appeal and that the Zoning Board Secretary will be in touch with the next steps.

Mr. Cupersmith opened the meeting up to the public for any general comments. There was 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.

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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.*