### **ZONING BOARD MINUTES**

MAY 11, 2023

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 LORRILLIERE RR Case #ZC2023-002
17 NORTHGATE DRIVE | Block 230.01, Lot 40 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.

Aye: Mr. Cohen, Ms. Stewart, Mr. Phillips, Mr. Willard, and Mr. Cupersmith

Nay: None Abstain: 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 MDR100A Case #ZC2022-014
28 SIMSBURY DRIVE | Block 304.02, Lot 78 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.

He continued with his presentation showing where the fence currently exists and the proposed location. He shared various photos and aerial views. They intend to replace the entire fence with broken-down wood to a black aluminum fence.

One of the reasons that they would like to move the fencing out towards the street more is for safety. That side of the house does not have any windows overlooking the side/corner of the lawn. Neighbors have walked, rode bikes, etc. on that area of grass and the applicant is concerned about any safety issues that may occur on their property. Making that part of the property inaccessible would provide peace of mind.

Mr. Willard asked for confirmation on the style of fence, which was confirmed as black aluminum and then stated that it would provide visibility through it to any drivers that would be traveling through that intersection/corner.

Mr. Cupersmith opened the application for public comment. There were no comments. Mr. Cupersmith opened the application back up to the Board.

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

Aye: Mr. Cohen, Ms. Stewart, Mr. Phillips, Mr. Willard, and Mr. Cupersmith

Nay: None Abstain: 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.

MICHAEL & KATHLEEN WOERNER
5 WOODGLEN LANE | Block 213.04, Lot 149

RR Case #ZC2023-004 Action Date: 7/1/2023

Mr. Norman summarized the application as follows. The Applicant has requested bulk "c" variance relief for screened porch (in lieu of existing deck) in the rear yard, per the following sections.

A. Section 152.005(D)(3), where the minimum side yard setback required for the property is 30' and the proposed screened porch (in lieu of existing deck) has a side yard setback of 23.5'; 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 swore in the applicants and their architect Mr. King.

Mr. Woerner gave a brief summary of the history of the property. Previously the deck was created for the use of a hot tub. The hot tub has been removed. The Woerner's would like to add a roof and screen to the deck so that they may use the space more often.

Mr. King gave testimony with regard to the peculiar shape and size of the property. The deck and the trellis were built when the house was built at a non-conforming setback of 23.5'. He indicated that it cannot be seen from the street, there will not be any additional lighting and it will have no negative impact.

Mr. Cupersmith opened the application for public comment. There were no comments. Mr. Cupersmith opened the application back up to the Board.

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

Aye: Mr. Cohen, Ms. Stewart, Mr. Phillips, Mr. Willard, and Mr. Cupersmith

Nay: None Abstain: 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.

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.

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.