

Jaclyn Bradley, AICP, PP  
Zoning Administrative Officer

Jennifer L. Gaffney  
Zoning Board Secretary



[www.voorheesnj.com](http://www.voorheesnj.com)

Office: 856-429-0647  
Fax: 856-795-2335

2400 Voorhees Town Center  
Voorhees, NJ 08043

**ZONING BOARD OF ADJUSTMENT  
AGENDA FOR MAY 25, 2023  
7:00 P.M. REGULAR MEETING (6:45 P.M. CAUCUS)**

**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**

**RESOLUTIONS**

Resolution 23-25                      ZC2023-005 – 2515 Evesham Road | Block 207 Lot 4.18  
Safety In Groups

**MINUTES**

May 11, 2023

**OLD BUSINESS**

**NEW BUSINESS**

**WESLEY ADUCAT**

**MB**

**Case #ZC2023-011**

**351 ROUTE 73 | BLOCK: 222, LOT: 27**

**Action Date: 8/29/2023**

The applicant is seeking a conditional use variance and site plan waiver to permit Class 5 Cannabis retail establishment, with relief from the following sections:

- A. **Section §152-175.C**, where cannabis retail businesses shall not be located within 500 feet of the RR district and the subject property is 430 feet from the RR district along Kresson Gibbsboro Road; and
- B. **Section §152-175.C**, where cannabis retail businesses shall not be located within 500 feet of a house of worship and the subject property is 450 feet from the Mt. Zion AME church on Route 73; and
- C. **Section §152-102.A**, where the minimum required lot area is 2 acres is required for retail use in the MB Major Business Zone and where the subject property is 0.82 acres; and
- D. **Section §152-102.A**, where the minimum required front yard setback is 50 feet and the existing building is setback 29 feet from Route 73; and
- E. **Section §152-102.A**, where the minimum required rear yard setback is 100 feet and the existing building is setback 37 feet from the rear property line; and
- F. **Section §152-102.A**, where the maximum impervious coverage for lots not connected to the sewer is 30% and the property has 32% impervious coverage; and
- G. **Section §152-102.E**, where parking is required to be setback at least 20 feet from any side or rear lot line and the parking lot is 13 feet from the southern side lot line; and

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):** June 8<sup>th</sup>, June 22<sup>nd</sup>