

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. Weil, Mr. Leoncio, Mr. Hundal, Ms. Stewart, Mr. Phillips, Mr. Willard, and Mr. Cupersmith
- Absent:** Mr. Cohen
- Also, present:** Mr. Christopher Norman, Board Solicitor, Mr. Bennett Matlack, Board Engineer, and Mrs. Jennifer Gaffney, Board Secretary

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

MINUTES

Mr. Willard made a motion to approve the May 11, 2023, minutes. Mr. Leoncio seconded the motion. Mr. Weil, Ms. Stewart, and Mr. Phillips abstained.

RESOLUTIONS

Resolution 23-26

ZC2023-002 – 17 Northgate Drive | Block: 230.01, Lot: 40
Morgan Lorrilliere

Mr. Willard made a motion to approve Resolution 23-26, Mr. Hundal seconded the motion. All were in favor with the exceptions of Mr. Weil and Mr. Leoncio.

Resolution 23-27

ZC2023-004 – 5 Woodglen Lane | Block: 213.04, Lot:149
Michael Woerner

Mr. Willard made a motion to approve Resolution 23-26, Mr. Hundal seconded the motion. All were in favor with the exceptions of Mr. Weil and Mr. Leoncio.

Resolution 23-28

ZC2022-014 – 28 Simsbury Drive | Block: 304.02, Lot: 78

Mr. Willard made a motion to approve Resolution 23-26, Mr. Hundal seconded the motion. All were in favor with the exceptions of Mr. Weil and Mr. Leoncio.

NEW BUSINESS

WILLIAM D. BOYLE
3017 FIFTH STREET | BLOCK: 195, LOT: 17

MDR/100A

Case #ZC2023-007
Action Date: 8/15/2023

Mr. Norman summarized the application where the applicant is seeking a bulk “c” variance to permit proposed pool in rear yard, with relief from the following sections:
Section §152.015(D)(3), where accessory uses and structures are required to have a minimum side setback of 15’ and the proposed pool is only 13.2’ and the pool decking is only 10.2’; 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. William Boyle, Ms. Jackie Boyle, Ms. Toni Williamson of The Pool Store were all sworn in by Mr. Norman.

Mr. Boyle explained the request for the variance was due to an undue hardship due to wetlands buffer on the rear of the property. Ms. Williamson confirmed that the DEP would only permit Mr. & Mrs. Boyle to put the pool in that specific spot that required variances.

Mr. Cupersmith asked if Mr. Matlack, Board Engineer had anything to add. Mr. Matlack confirmed that he agreed with the location being the best location due to the wetlands buffer. Mr. Matlack asked about a flexible hose for the backwash. Ms. Williamson indicated that they would not be using a flexible hose,

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they would be burying the hose and that it would go out to the street. Mr. Matlack noted that a condition of approval would be to include the location of the hose on the plans.

Mr. Willard asked if they would be able to have a smaller pool. Ms. Williamson stated that they would like to be able to dive in the pool and that state requirement states it could not be any less than the size on the application.

Mr. Cupersmith opened the application up to the public, with no public present the public portion was closed. Mr. Cupersmith brought it back to the Board.

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

- Aye:

Mr. Weil, Mr. Leoncio, Mr. Hundal, Ms. Stewart, Mr. Phillips, Mr. Willard, and Mr. Cupersmith
- Nay:

None
- Abstain:

None

Mr. Norman gave the 45 day right to appeal explanation.

Mr. Cupersmith opened the meeting to the public for general comments. With no one in the audience, the public portion was closed.

With no further business to discuss Mr. Willard made a motion to adjourn the meeting, Mr. Leoncio 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.