

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. Weil, Mr. Phillips, Mr. Hundal, Ms. Stewart, Mr. Willard, and Mr. Cupersmith

**Absent:**

Mr. Leoncio and Mr. Jhaveri

**Also, present:**

Mr. Christopher Norman, Board Solicitor and Mrs. Jennifer Gaffney, Board Secretary

MINUTES

Mr. Weil made a motion to approve the June 22, 2023 minutes. Mr. Cohen seconded the motion.

RESOLUTIONS

Resolution 23-30

ZC2022-029 – 1 Alton Avenue | Block: 206, Lot: 8.01  
Rashidah Robinson

Mr. Willard made a motion to approve Resolution 23-30, Mr. Cohen seconded the motion. All were in favor.

Resolution 23-31

ZC2023-010 – 9 Royal Court | Block: 230.27, Lot: 47.09  
Mohamad Hammad

Mr. Willard made a motion to approve Resolution 23-31, Mr. Cohen seconded the motion. All were in favor.

OLD BUSINESS

NEW BUSINESS

**WILLIAM & JESSICA EVANS**

**RR**

**Case #ZC2023-006**

**335 KRESSON GIBBSBORO RD | BLOCK: 213.04, LOT: 139**

**Action Date: 8/12/2023**

Mr. Norman summarized the application as follows. The applicant is seeking a bulk “c” variance to permit to reconstruct preexisting non-conforming detached garage in the rear yard, with relief from the following sections:

**From Section 152.005(D)(3)** where the minimum side setback for the RR Zone is 30’, and the replacement of the pre-existing non-conforming detached garage would be just 1.1’ from a side property 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.

After the application summary Mr. Norman swore in the applicant, Mrs. Jessica Evans and Mr. Brent Sabin of Builder, Inc. 98 Green Street, Mt. Holly, NJ 08060.

Mrs. Evans explained that they are requesting variances because they would like to demolish half of the existing detached garage due to damage and rebuild in the same footprint, etc. She explained should they need to replace the garage on the left side to make it compliant with the setback requirements they would have to replace water well piping, water well electrical, demolish and remove existing patio, grade and add paving to access the garage, remove and replace chain-link fencing and there would be a significant reduction in the backyard.

Mr. Cupersmith asked how long they owned the property. Ms. Evans indicated that it has been 3 years. Mr. Cupersmith asked if they knew how long the garage has been there, Ms. Evans indicated that at least 2 owners prior going back to the 60s & 70s.

Mr. Cupersmith asked if Ms. Evans had spoken to any of the neighbors with regards to it, she indicated that she did speak with them, and they had no issue.

Mr. Weil asked about the septic and well and when they were put in. Ms. Sabin stated that they were already there.

Mr. Cupersmith closed the testimony portion and opened the application to the public. No public was present. Public portion was closed, and application was reopened to the Board.

Mr. Weil made a motion as applied; Mr. Willard seconded the motion. A roll call vote was conducted as follows:

**Yay:** Mr. Cohen, Mr. Weil, Mr. Phillips, Mr. Hundal, Ms. Stewart, Mr. Willard, and Mr. Cupersmith

**Nay:** None

**Abstain:** None

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. Hundal 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.*