

Jaclyn Bradley, AICP, PP  
Zoning Administrative Officer

Jennifer L. Gaffney  
Zoning Board Secretary



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

2400 Voorhees Town Center  
Voorhees, NJ 08043

**ZONING BOARD OF ADJUSTMENT  
AGENDA FOR APRIL 25, 2024  
6:45 P.M. CAUCUS, 7:00 P.M. MEETING**

**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**

**SWEARING IN OF BOARD PROFESSIONALS**

**OLD BUSINESS**

**DANIEL J. GREGORY & DEBORAH A. WEAVER**                      MDR/R100                      Case #ZC2023-029  
7 Old Stevens Lane, Block: 206.16, Lot: 17

The Applicant was previously heard on February 22, 2024, and returns to the board with an amended application asking for relief for an oversized shed in their rear yard for storage only from the following Section(s):

- a. Section 150.13(A)(7)(c)** – where sheds exceeding 150 SF in area require minimum side and rear setbacks of 15', and the proposed side setback is just 6'; and
  - b. Section 150.13(A)(7)(e)**– where the total square footage of all sheds on a property shall not exceed 200 SF in total, and the proposed shed is 392 SF; and
- Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

**NEW BUSINESS**

**DR. PETER CURRERI**    MDR/R100A    Case #ZC2024-007  
4 Oak Ridge Drive, Block: 202.09, Lot: 3

The Applicant is requesting bulk variance relief to permit two accessory structures; an existing storage shed and an existing golf simulator structure in the rear yard of the property. The relief requested is as follows:

- c. Section 152.13(A)(7)(c)** – where the minimum required rear yard setback is 15', and the existing 12' x 10' shed has a rear yard setback of only 8'; and
- d. Section 152.13(A)(7)(d)** – where the minimum required side yard setback is 15', and the existing 25.90' x 15.90' shed/structure has a side yard setback of only 6.81'; and
- e. Section 152.13(A)(7)(e)** – where the total floor area of 2 sheds shall not exceed 200 square feet, and the two existing sheds have a total square footage of 536; 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):** May 9, 2024, May 23, 2024, and June 13, 2024