

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 MARCH 14, 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

RESOLUTIONS FOR APPROVAL

Resolution 24-14 ZC2023-028 – 214 West End Avenue | Block 14, Lot 11
Edward & April Hale

MINUTES

February 8, 2024

SWEARING IN OF BOARD PROFESSIONALS

NEW BUSINESS

APPLICATION ZC2023-027 LISTED BELOW HAS REQUESTED FOR POSTPONEMENT TO APRIL 11, 2024. REQUEST RECEIVED MARCH 14, 2024.

DR. DAVID LACKNER

ORB

Case #ZC2023-027

219 S. Burnt Mill Road, Block: 100, Lot: 18

The Applicant is proposing to occupy a portion of the existing building for Bible education/training. Applicant has indicated that the program is proposed to be operated on Saturdays when the building is not being used by the Daycare or the Church, thus requiring a d-1 use variance as follows:

- a. Section 152.072(A)** – where religious education uses are not permitted uses in Zoning District ORB and the applicant proposes a religious education on the property; and
- b. Section 152.075(C)(b)** – where a minimum side yard setback of 20 feet is required, and the pre-existing non-conforming setback is 10.7 feet; and
- c. Section 152.075(F)** – where the maximum impervious coverage limit is 60% and the pre-existing non-conforming impervious coverage is at 78%; and
- d. Section 152.075(G)** – where the maximum permitted clearing limit 70%, where the pre-existing non-conforming clearing is approximately 80% of the lot is cleared; and
- e. Section 152.075(H)** – where the required parking setback is at least 20 feet from the right of way, and 25 feet from residentially zoned property, and the pre-existing non-conforming parking setback is 0 feet from Wayne Avenue, and 12 feet from the residential property to the east; and
- f. Section 152.075(I)** – where a minimum of 25% of the tract is required to be set aside of open space, and the pre-existing non-conforming less than 20% of the tract is undeveloped; and

Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

FIVE BELOW, INC.

B

Case #ZC2024-003

700 Route 73, Block: 160, Lot: 1

The applicant is seeking bulk (c) variance relief to install six (6) temporary and permanent signs, with relief from the following sections:

- A. **Section §150.015(E)(1)**, where there shall be a minimum distance of 50 feet between the nearest portions of any freestanding sign and another freestanding sign; and
- B. **Section §150.015(E)(2)**, where no sign shall be erected within the official right-of-way on any street unless specifically authorized by ordinance or regulations of the Township; and
- C. **Section §150.015(E)(3)**, where all signs are to be permanently fixed to the ground or attached to a building or structure and Sign #6 is a freestanding sign that is not permanently fixed to the ground; and
- D. **Section §150.015(E)(5)**, where spinners, banners, flags and pennants for the purpose of announcing the grand opening of a business shall be permitted for 30 days and the applicant is proposing the temporary installation of sequential “Coming Soon”, “Grand Opening, and “Now Open” banner signage for a longer period of time; and
- E. **Section §150.015(E)(7)**, where all freestanding signs shall be set back from the street right-of-way line a distance not less than 10’; and
- F. **Section §150.015(F)(7)**, where one (1) temporary sign advertising the hiring of employees may be displayed for a time not exceeding 30 days. The sign shall only be a plastic or wooded type sign and shall not exceed 8 SF in area, the proposed sign displaying hiring messages are vinyl and exceeds 8 SF; and
- G. **Section §150.015(G)(8)(b)**, where no more than one temporary exterior advertising sign shall be located on the property on which the retail business is being advertised or operated and the applicant is proposing temporary advertising banners to be displayed in tandem with the façade signage, as well as the temporary construction sign, and additional temporary advertising graphics Sign #3a & #3b are proposed to overlay Sign #3 on the plaza’s monument sign; and
- H. **Section §150.015(G)(8)(d)**, where temporary exterior advertising signs shall not exceed 5’ in height and 3’ in width. A temporary exterior sign may be two-sided, provided that neither sign exceeds 5’ in SF area and the applicant is proposing a double-sided temporary construction sign in excess of 5 SF.
- I. **Section §150.15(H)(2)(a)**, where each business may have one (1) sign on or attached to the façade of the establishment on each public street frontage, and the sign shall not exceed 15% of the façade area of the establishment facing the street or 150 SF whichever is smaller, and the proposed façade sign has an overall background area of 370 SF exceeding the 15% of total area in addition to exceeding the 150 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.

COMMENTS FROM THE PUBLIC

COMMENTS FROM THE BOARD

NEXT MEETING DATE(s): March 28, 2024, April 11, 2024, and April 25, 2024