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**ZONING BOARD OF ADJUSTMENT  
AGENDA FOR JUNE 27, 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**

**RESOLUTIONS**

**NEW BUSINESS**

**CHRISTINE RAMOS & BARRY CARR** RR Case #ZC2024-013  
12 Woodglen Lane, Block: 213.04, Lot: 157

The applicant is requesting bulk variance relief to permit a 14' x 28' pool house/cabana that exceeds 11.5' in height from the various sections:

- a. Section 152.005(D)2(b)** — to the extent necessary, rear yard setback relief to allow placement of the in-ground pool and the cabana (pool house) structure within 15 ft. of the property line where a 30 ft. setback is required;
- b. Section 152. 1 3A(7)(d)** — to the extent necessary, bulk variance relief as to the size of the accessory structure to permit a 14 ft. by 28 ft. cabana (392 SF) where 200 SF accessory structure is permitted;
- c. Section 150.13(A)(2)** — for bulk variance relief as to the height of the accessory structure (cabana); and

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

**SETH DONKOCHIK** MDR/R100 Case #ZC2024-008  
1024 Rural Avenue, Block: 46, Lot: 8

The Applicant is proposing to use the property for agricultural purposes. The relief requested is as follows:

- a. Section 152.012**— where agricultural uses are not permitted as a principal or accessory use in the MDR district, and the applicant is proposing agricultural use on the property; and

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

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:

- a. 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
- b. 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
- c. 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):** July 13, 2024, and August 8, 2024, August 22, 2024.