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**ZONING BOARD OF ADJUSTMENT
AGENDA FOR OCTOBER 26, 2023
7:00 P.M. REGULAR MEETING (6:45 P.M. CAUCUS)**

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

Resolution 23-38 ZC2023-014 – 6 Cresthill Court | Block 230.15 Lot 74
Adam & Natalie Malamut

MINUTES

October 12, 2023

NEW BUSINESS

ROBERT FINNIGAN MDR/RD2 Case #ZC2023-018
62 Battery Hill Drive, Block: 229.08, Lot: 4

The Applicant has requested the following bulk variances to permit a 936 square foot garage:

- a. Section 150.10(B)**– where a private garage may not exceed 800 square feet in total floor area, the proposed garage is 936 square feet; and

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

VIRTUA-WEST JERSEY HEALTH SYSTEM, INC O-3/TC-1 Case #ZC2023-025
2309 E. Evesham Road, Block: 202.26, Lot: 3

The Applicant has requested the following use variances to permit Jewish Family and Children’s Service to temporarily occupy the former Roher Health and Wellness facility to conduct an enrichment day program for persons with developmental disabilities (Adult Day Care):

- a. Section 156.018**, where a change of use approval is required prior to a change of tenancy for any use that isn't "the exact same use or extremely similar use to the immediate prior use."; and
- b. Section 152.062(A)** - Social service use is not a permitted use in the O-3 district, or the TC district. A d-1 use variance will be required to permit the use in this property; and
- c. Section 152.065.H(2)(a)** - Parking is required to be setback a minimum of 25 feet from any Right of Way, where the front yard parking is setback approximately 15 feet from the Evesham Road ROW. This is an existing non-conforming condition.

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): November 9th, and December 14th

ADJOURNMENT