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**ZONING BOARD OF ADJUSTMENT
AGENDA FOR DECEMBER 14, 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

MINUTES

November 9, 2023

NEW BUSINESS

AMY KRACHMAN

MDR/R100B

Case #ZC2023-019

19 Whyte Drive, Block: 213.06, Lot: 22

The Applicant has requested the following bulk variances to permit a 13' x 45' first floor addition with a 21' rear setback:

- a. Section 152.015(D)(2)(d)** – where a 35' minimum rear setback is required for Applicant's property, and the proposed addition would be 21' from the rear property line; and
- b. Section 156.037(B)(5)** – where improvements involving the disturbance of more than 500 square feet of surface dirt requires approval of grading plan, applicant requests a waiver for the requirement as they will be utilizing a pre-existing patio, and any disturbance of dirt is less than 500 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.

DIANE KIM

RR

Case #ZC2023-023

3 Gettysburg Drive, Block: 218.39, Lot: 12

The Applicant has requested bulk variance relief to permit installation of two concrete slabs in rear yard:

- a. Section 152.005(D)(3)** - where the minimum side yard setback in the RR zone is 30', and the proposed side yard setback would be just 10'; and

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

CHAO WENG

TC

Case #ZC2023-026

48 Dunhill Drive, Block: 150.14, Lot: 31

The Applicant has requested bulk variance relief to permit pre-existing nonconforming decks in rear and side yards:

- a. Section 150.12(B)(1)** – where no grading, construction or alteration of a lot is permitted within five feet of a side or rear property line, whereas the deck was constructed 1.5 feet from the property line; and
- b. Section 150.13(A)(1)** – where accessory structures are only permitted in the rear yard, whereas the wood deck was constructed partially in the side yard; and

- c. **Section 150.13(B)(2)(c)** – where decks and patios not exceeding 250 square feet in area shall have a minimum side yard setback of 10', whereas the wood deck has a side yard setback of 1.5 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.

COMMENTS FROM THE PUBLIC

COMMENTS FROM THE BOARD

NEXT MEETING DATE(s): Reorganization Meeting: January 11, 2024

ADJOURNMENT