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**ZONING BOARD OF ADJUSTMENT
AGENDA FOR JULY 11, 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

Resolution 24-25 ZC2024-008 – 1024 Rural Avenue | Block 46, Lot 8
Seth Donkochik

NEW BUSINESS

VOORHEES HOTEL ASSOCIATES O-3 with TC-1 Case #ZC2024-011
Voorhees Drive, Block: 160, Lot: 3

The Applicant is proposing to develop the remainder of the property with a 3-story, 116-unit active adult senior residential building. The relief requested is as follows:

- a. Section 152.062(A)** – where residential uses are not permitted in the O-3 district and the applicant is proposing a 3-story, 116-unit active adult senior residential building; and
- b. Section 152.064** – where the maximum permitted residential density in the O-3 district is 0 units and the proposed density is 29 units per acre; and
- c. Section 152.065(C)(3)(b)** – where the minimum required side yard setback is 50' and the proposed building is setback 10' from the side yard setback; and
- d. Section 152.065(H)(4)** – where the minimum required parking setback from any side yard is 25', and the proposed parking lot is approximately 2' from the side property line; and

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

5 WALK BY FAITH, LLC D/B/A SALONS BY JC B Case #ZC2024-012
700 Berlin Road, #37, Block: 160, Lot: 1

The Applicant is requesting a d-1 use variance to permit the leasing of spaces for body art (tattoo studio), medical spa and massage therapy practitioners in the salon and spa suites in suite 37 of Eagle Plaza. The relief requested is as follows:

- a. Section 152.082(A)** – where tattoo studio, massage therapy, and medical spa uses are not expressly permitted as principal uses in the district, and the applicant proposes to lease these businesses in their suites; 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 25, August 8, 2024, August 22, 2024.