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**ZONING BOARD OF ADJUSTMENT
AGENDA FOR JULY 25, 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

NEW BUSINESS

MARK & NORMITA CIPPARONE CR Case #ZC2024-021
10 Garibaldi Drive, Block: 230.31, Lot: 49.05

The Applicant is proposing to install a fire lane to abut the side yard property line. The relief requested is as follows:

- a. Section 150.12(B)(1)** – where the grading, construction, or alteration of a lot within 5' of the side yard property line, and the proposed fire lane abuts 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.

PINNACLE LUXURY RESIDENCES TC Case #ZC2024-018
201 Laurel Road, Block: 150.02, Lot: 1.04

The applicant was previously approved for a use variance and various bulk variances in Phase I of the application to permit the office building to be repurposed as 96 senior apartment units. The Applicant is returning to the Board seeking site plan approval for the second phase of the development, which will consist of 11 cottage apartments and site amenities on the top of the parking garage structure. In addition to the previously approved bulk variances, the Applicant seeks the following bulk variances in regard to the signage:

- a. Section 150.15(H)(1)(a)** – where a maximum of one façade sign is permitted for a residential building, where three façade signs are proposed for the project.
b. Section 150.15(G)(6) - where the maximum permitted sign area of a freestanding sign is 32 square feet, where a sign of 34.4 square feet is proposed.

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.