The Chairman called the meeting to order and stated it was being held in compliance with the “Open Public Meeting Act” and had been duly noticed and published as required by law.

ROLL CALL

Present: Mr. Troy Brocco, Mr. Neal Cupersmith, Mr. John Daddario, Mr. Len Patton, Mr. Hal Willard

Absent: Mr. Lee Cohen, Mr. Manny Leoncio, Mr. Robert Weil, Mr. Jeff Senges

Also, present, Mrs. CherylLynn Walters, Board Solicitor and Corrine Tarcelli, Zoning Board Secretary.

**APPROVAL OF MINUTES**

Mr. Willard motioned to approve the minutes from May 11, 2017; seconded by Mr.

Patton. Motion carried by the assenting voice vote by all board members.

**MEMORIALIZATION OF RESOLUTIONS**

Evesham Medical, LLC

1605 East Evesham Road

Block 149.03, Lot 6

Resolution No. 17-14

Mr. and Mrs. Trent O’Drain

19 Sequoia Court

Block 218.03, Lot 63

Resolution No. 17-15

**NEW BUSINESS:**

Andrew and Kira McKiernan

2 Signal Hill Drive

Block 229.14, Lot 14

Case #ZC2017-005

Seeking a “C” Variance from Section 150.14(B)(2)(a), 150.14 (B)(2)(c) and 152.01 (D)(1)(b) of the ULDO to permit the proposed 4-foot high split-rail fence to be constructed in the front yard area with a front yard setback of 15 feet from the property line along William Feather Drive where 30 feet is required. Also requesting any other relief as may be deemed necessary by the Board and/or its professionals.

 Mr. McKiernan was sworn-in to testify.

 Mr. McKiernan indicated they filed for a Variance to install a fence because of where the property is located as well as the topography of the property. The property is located at a busy intersection. The McKiernan’s have three children and two dogs. When they are on the property playing ball, the ball will roll down the property into the street. Mr. McKiernan showed a Google Earth image of the property which was Marked as Exhibit A-1.

Mr. Daddario joined the meeting and heard testimony from the audience.

The McKiernan’s submitted their application to HOA and it was approved. The approval letter was submitted with their application to the Township. The fence has no impact on the site line at the intersection. No improvements have been made to the property since the survey dated 2015.

The meeting was opened to the public. Seeing no one, the public portion was closed.

Mr. Willard made a motion to approve relief from Section 150.14(B)(2)(a), 150.14 (B)(2)(c) and 152.01 (D)(1)(b) of the ULDO to permit the proposed 4-foot high split-rail fence to be constructed in the front yard area with a front yard setback of 15 feet from the property line along William Feather Drive where 30 feet is required; seconded by Mr. Patton.

Ayes: Mr. Hal Willard, Mr. John Daddario, Mr. Len Patton, Mr. Troy Brocco, Mr. Neil Cupersmith.

Nays: None

Robert Hohenstein and Caitlin Gray

999 Hudson Avenue

Block 150.13, Lot 16

Case #ZC2017-006

Seeking a “C” Variance from Section 150.14(B)(2)(h) and 150.14(B)(1) of the ULDO to permit the proposed 6-foot high vinyl fence to be constructed 35 feet and 20 feet forward of the rear corners of the dwelling to enclose both side-entry doors where you may only extend 15 feet forward to enclose side-entry doors or construct a 4-foot high fence; and seeking relief from Section 150.14(B)(2)(f) to permit the 6-foot fence to be constructed with a 2-foot reverse-front setback where 10 feet is required. Also requesting any other relief as may be deemed necessary by the Board and/or its professionals.

Mr. Hohenstein was sworn-in to testify.

Mr. Hohenstein indicated they filed for a Variance to install a fence to enclose the rear of property and two side doors for privacy and security purposes. Mr. Hohenstein stated when they first moved into the property a rock was thrown through the rear door. Due to the location of the property, a lot of people cut through their property as a short cut. He would like to alleviate trespassing. They have a reverse lot that is consistent with the character of the neighborhood. They would like to install a six-foot fence on the rear corners because of the existing side doors. The fence will meet evenly with the neighbors. They will require the additional space because of where a tree is located. The back yard is very shallow and the extra distance would allow more yard space. One neighbor faces Abbey. That neighbor prefers the six-foot fence as well. There is a six-foot fence on the east side of the property.

Mr. Hohenstein approached with additional pictures which were marked as Exhibit A-1. Mrs. CherylLynn Walters, Board Solicitor confirmed the location of the fences on Abbey Road and Hudson Road and informed Mr. Hohenstein there is a storm sewer easement on the corner of the property and the fence would have to be installed behind the easement. Mrs. Walters also confirmed the Board does not grant permission nor grant relief out of four corners of the property. Along the back of the property there is a hedgerow. From the rear of the home, the fence will be installed in front of the hedgerow so the hedgerow will be visible from the street behind the property and will not be blocked by the fence.

 Mr. Patton questioned as to whether or not any of the neighbors objected to the installation of the fence. Mr. Hohenstein indicated that the neighbors were in agreement especially the neighbors to the left and to the right of their property. There is no site line challenge with traffic.

The meeting was opened to the public. Seeing no one, the public portion was closed.

 Mr. Willard made a motion to approve relief from Section 150.14(B)(2)(h) and 150.14(B)(1) of the ULDO to permit the proposed 6-foot high vinyl fence to be constructed 35 feet and 20 feet forward of the rear corners of the dwelling to enclose both side-entry doors where you may only extend 15 feet forward to enclose side-entry doors or construct a 4-foot high fence; and seeking relief from Section 150.14(B)(2)(f) to permit the 6-foot fence to be constructed with a 2-foot reverse-front setback where 10 feet is required.

Ayes: Mr. Hal Willard, Mr. John Daddario, Mr. Len Patton, Mr. Troy Brocco, Mr. Neil Cupersmith.

Nays: None

 Note for the Record Mr. Cupersmith recused himself due to a conflict of interest regarding the Frankel case and appointed Hal Willard as Acting Chair.

Mr. Daddario made a Motion to appoint Hal Willard as Acting Chair seconded by Mr. Patton. Motion carried by the assenting voice vote by all board members.

Jennifer Frankel

3 Ridgeview Court

Block 202.26, Lot 6.10

Case #ZC2017-008

Seeking a “C” Variance from Section 150.14(B)(1) of the ULDO to permit the construction of a 6-foot high wood fence in the side-yard area forward of the rear corner of the existing dwelling where only a 4-foot fence is permitted. Also requesting any other relief as may be deemed necessary by the Board and/or its professionals.

 Mr. Frankel was sworn-in to testify.

Mr. Frankel indicated they filed for a Variance to install a six-foot fence for privacy. Three Ridgeview Court backs up to the basin of Cooper Road and Ridgeview Court. The area from time to time is unkempt, it’s an eyesore and there is a stench coming from the area. The Township has recently trenched the area and the stench has gotten worse. Mr. Frankel submitted four photos to the Board. The photos were entered as Exhibit A-1. The backyard has a fence in place already. They would like to close the remainder of the property. There are two windows in the bedroom and the higher fence would block the view of the basin from the bedroom.

The Frankel’s attempted to place a living fence, however, deer were an issue and the living fence was not successful. The neighbors across the street are in favor. The frontage parallel view will still be four feet. The Frankles are only requesting a six-foot fence in front of the basin. The tree line will remain the same as seen currently on Cooper Road. They have chosen a wood style fence that is esthetically pleasing with the trees; Cedar Spring Virginia solid fence. The fence facing Ridgeview will be a lower four-foot picket fence. Mr. Frankel added their children and dog play in the yard and would like to install a fence for safety reasons.

The meeting was opened to the public. Seeing no one, the public portion was closed.

Mr. Patton made a motion to approve relief from Section 150.14(B)(1) of the ULDO to permit the construction of a 6-foot high wood fence in the side-yard area forward of the rear corner of the existing dwelling where only a 4-foot fence is permitted.

Ayes: Mr. Hal Willard, Mr. John Daddario, Mr. Len Patton, Mr. Troy Brocco, Mr. Neil Cupersmith.

Nays: None

Seeing no further business Mr. Willard makes a motion to adjourn, seconded by Mr. Patton.

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 Corrine Tarcelli

 Zoning Board Secretary