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. Lee Cohen, Mr. Manny Leoncio, Mr. Len Patton, Mr. Neal Cupersmith, Mr. Troy Brocco, Mr. Weil, Mr. Hal Willard and Mr. Jeff Senges

Absent: Mr. John Daddario

Also, present, Mrs. CherylLynn Walters, Board Solicitor, Mr. James Winckowski, Zoning Board Engineer, and Elaine Powell, Zoning Board Secretary.

**APPROVAL OF MINUTES**

Mr. Willard motioned to approve the minutes from February 23, 2017; seconded by Mr.

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

**MEMORIALIZATION OF RESOLUTIONS**

Matt and Jane Lazarus

200 William Feather Drive

Block 229.24, Lot 23

Resolution No. 17-09

Kingsway Learning Center

1000 Voorhees Drive

Block 198, Lot 5

Resolution No. 17-10

**NEW BUSINESS:**

**Joseph and Susan Medal**

86 Peregrine Drive

Block 218.19, Lot 5

MDR Zone

Case #ZC2016-019

Application was carried from the February 23, 2017 Meeting. Seeking approval to construct two separate additions comprising of 665 sf and 84 sf respectively onto an existing single-family dwelling. Seeking relief from Section 150.12(B)(4) to allow a 19.6’ and 24.9’ stream setback where 50’ is required; seeking relief from Section 152.015(D)(2)(d) to permit a rear-yard setback of 28.7 ‘to addition where 35’ is required. Seeking any and all other waivers, variances and approvals deemed necessary by the Board.

Mr. Jeffrey Brennan, Esquire was present to represent Joseph and Susan Medal, Joseph and Susan Medal were sworn-in to testify.

Mr. Medal testified that the existing dwelling is approximately 1900 sf. There are twin homes to left of his home, single-family homes to right and woods/property owned by Target in Evesham is behind him. The 84 sf addition is for a breakfast nook in the kitchen and the 665 sf addition is for a first floor master suite. There are wetlands in the rear yard and NJDEP did grant them a General Permit #8 for construction within the transition area.

Mr. Brennan stated that the proposal meet the qualifications under a C2 variance, as it encourages the proper use of the property and will promote desirable aesthetics. If the put the additions on the side of the house where permitted without variances, it would have a negative visual impact. This property backs to the woods and therefore the relief will affect no one. There will be no detriment to the public good.

When questioned by Mr. Senges as to the reason for the additions, Mrs. Medal stated that they need the bedroom on the first floor due to health problems incurred by both she and her husband. They are thinking of both now and the future. The breakfast nook in the rear is the only place they can put it, as that is where the kitchen is. The bedroom addition is on the side of the home.

Mrs. Walters confirmed with the Medals that these two locations are the only place they can place the additions due to the layout of the existing home.

Mr. James Winckowski, PE, CME, of CME Associates was sworn-in as the Zoning Board Engineer. He questioned whether the elimination of a portion of the stone driveway would cause a parking problem. The Medals responded that it would not. He questioned how many bedrooms the home had. Mr. Medal responded that with the addition, the home would have four bedrooms.

Mrs. Walters clarified the variance requests. They are seeking a 19.6 foot setback (small addition) and a 24.9 foot setback (large addition) to the wetlands line, a 30 foot setback to the stream (ditch) where 50 feet is required for the smaller addition, and a 28.7 foot rear-yard setback where 35 feet is required for the smaller addition.

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

Mr. Weil made a motion to approve the variances; seconded by Mr. Cupersmith.

Ayes: Mr. Willard, Mr. Weil, Mr. Cupersmith, Mr. Leoncio, Mr. Patton, Mr. Cohen and Mr. Senges

Nays: None

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

Seeing no further business Mr. Cupersmith makes a motion to adjourn, seconded by Mr. Senges.

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Elaine D. Powell

Zoning Board Secretary