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. Cohen, Mr. Weil, Mr. Willard, Mr. Daddario, Mr. Leoncio, Mr. Patton, Mr. Brocco, Mr. Cupersmith, Mr. Senges

Absent: None

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

**APPROVAL OF MINUTES**

Mr. Weil motioned to approve the minutes from June 22, 2017; seconded by Mr. Willard.

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

**MEMORIALIZATION OF RESOLUTIONS**

Safety in Groups, Inc.

2515 Evesham Avenue

Block 207, Lot 4.18

Resolution No. 17-19

Ari Weiss and Melissa Murray

93 Kresson-Gibbsboro

Block 206, Lot 10

Resolution No. 17-20

Gwen and Luke Bee

2 Carlton Lane

Block 213.04, Lot 1

Resolution No. 17-21

Animal Welfare Association, Inc.

509 Centennial Blvd.

Block 207, Lot 11

Resolution No. 17-22

**CORRESPONDENCE**

**Virtua-West Jersey Health System, Inc.**

110 Carnie Blvd.

Block 202.26, Lot 14

Case #ZC2017-016

Mrs. CherylLynn Waters read into the record letter dated July 11, 2017 from William F. Hyland, Jr., HylandLevin’s office, Attorney for the applicant, advising the Board Virtua was withdrawing their application for a temporary use permit which was to be heard by the Zoning Board on Thursday, July 13th.

**NEW BUSINESS**

**Ralph and Joyce Nylund**

18 Christopher Road

Block 218.40, Lot 12

Case #ZC2017-013

Seeking ‘C’ Bulk Variance relief from Sections 150.14(B)(2)(a) and 150.14(B)(2)(c) and 152.003(D)(2)(b)1 of the ULDO to permit the construction of a six-foot high vinyl fence in the front-yard area with a front-yard setback of 12 feet from the property line along Bryan Drive where 20 feet is required. Also request any other relief as may be deemed necessary by the board and/or its professionals.

Mrs. Joyce Nylund was sworn in to testify.

Mrs. Nylund indicated she would like to replace the existing chain link fence with a six-foot vinyl fence and would like to extend the fence further to include the patio for more privacy and for safety reasons. The property is a rental property; both children and pets reside in the home. The only exit in the rear of the property is through the sliding glass doors that exit onto the patio. Therefore she would like to extend the fence to enclose the patio so the children and pets are safe.

Zoning Board Member Mr. Lee Cohen used to reside in the same neighborhood. Prior to the meeting, he inspected the property in that he was concerned the fence would block the sight triangle. During the meeting, Mr. Cohen indicated that was not the case and he was no longer concerned with the fence blocking the sight triangle.

Mr. Cupersmith confirmed the need is a safety need to keep both the children and pets safe.

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

Mr. Weil made a motion to approve relief from Sections 150.14(B)(2)(a) and 150.14(B)(2)(c) and 152.003(D)(2)(b)1 of the ULDO to permit the construction of a six-foot high vinyl fence in the front-yard area with a front-yard setback of 12 feet from the property line along Bryan Drive where 20 feet is required. Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals; seconded by Mr. Cupersmith.

Ayes: Mr. Lee Cohen, Mr. Robert Weil, Mr. Hal Willard, Mr. John Daddario, Mr. Manny Leoncio, Mr. Len Patton, Mr. Troy Brocco, Mr. Neal Cupersmith, Mr. Jeff Senges.

**Walter E. and Sandra Tyldesley**

4 Ebert Avenue

Block 1, Lot 3

Case #ZC2017-017

Seeking relief from Section 150.015(D)(1)(b) of the ULDO to permit the construction of a roofed front porch on an existing residential dwelling with a front-yard setback of 21.7 feet where 30 feet is required. Also seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

Mr. Walter Tyldesley was sworn-in to testify.

Mr. Tyldesley indicated the house was built in the 1900’s and he would like to place a porch on the front of the home. Originally the home did have a porch, however, it was removed

prior to him purchasing the home. All of the other homes in the neighborhood have porches and he has always wanted a front porch. Mr. Tyldesley also indicated the home will conform to the other homes in the neighborhood. With the front porch added, the setbacks would be very similar or the same as the other homes in the neighborhood.

Mr. Senges questioned as to whether or not Mr. Tyldesley would be submitting an application for an addition. Mr. Tyldesley indicated that yes in fact he will be adding an addition since the current size of the home does not support the needs of the family. Mr. Cupersmith inquired as to how long Mr. Tyldesley has lived in the property. Mr. Tyldesley stated he has lived there since the 1980s. He indicated that he will be updating the electric and plumbing and will obtain the necessary permits and stated the home will look beautiful when it’s completed.

The Board Members agreed the home will conform to the existing neighborhood and will establish consistency within the neighborhood.

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

Mr. Weil made a motion to approve relief from Section 150.015(D)(1)(b) of the ULDO to permit the construction of a roofed front porch on an existing residential dwelling with a front-yard setback of 21.7 feet where 30 feet is required. Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals; seconded by Mr. Cupersmith.

Ayes: Mr. Lee Cohen, Mr. Robert Weil, Mr. Hal Willard, Mr. John Daddario, Mr. Manny Leoncio, Mr. Len Patton, Mr. Troy Brocco, Mr. Neal Cupersmith, Mr. Jeff Senges.

Nays: None

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

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Corrine Tarcelli

Zoning Board Secretary