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

Absent: Mr. Cohen

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

**APPROVAL OF MINUTES**

Mr. Cupersmith motioned to approve the minutes from October 12, 2017; seconded by Mr. Willard. Motion carried by the assenting voice vote by all board members. Mr. Weil, Mr. Brocco, Mr. Daddario, Mr. Patton abstained.

**RESOLUTION**

Mr. Cupersmith motioned to approve the Resolution for Samuel Giordano presented before the Board on October 12, 2017; seconded by Mr. Willard. Motion carried by the assenting voice vote by all board members. Mr. Weil, Mr. Brocco, Mr. Daddario, Mr. Patton abstained.

Mr. Cupersmith motioned to approve the Resolution appointing Mr. Anthony J. Karcich, Esquire of the Law firm of Lynch & Karcich, LLC, as Special Counsel to the Board for any and all matters coming before the Board as a result of any application submitted by Anthony Nicini; seconded by Mr. Willard. Motion carried by the assenting voice vote by all board members. Mr. Weil, Mr. Brocco, Mr. Daddario, Mr. Patton abstained.

**CORRESPONDENCE**

Mrs. CherylLynn Walters read into record correspondence received by Michael J. Ward, IV, Esquire dated November 9, 2017 requesting the hearing for applications for use and bulk variances submitted by T&A Properties, LLC be continued until the Zoning Board meeting scheduled to take place on December 14, 2017. Mr. Weil motioned to approve; seconded by Mr. Willard. Motion carried by the assenting voice vote by all board members.

**NEW BUSINESS**

**Stephen J. Agace**

216 Kresson-Gibbsboro Road

Block 222, Lot 5

Case #ZC2017-023

Seeking a Bulk Variance relief from Section 152.035(D)(3) of the ULDO to permit the replacement of a pre-existing, non-conforming, detached garage with a new 26’x40’ detached garage with a side yard setback of 3.28 feet where 15 feet is required, relief from 150.10 to permit a 1,040 square foot two-car garage where the maximum size permitted is 800 square feet, and wherein no event shall grading, construction or alteration of a lot be permitted within 5 feet of a side property line. Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

 Mr. Agace was sworn in to testify. He stated he has lived in Voorhees for five years. The property was built in 1928 when Amelia Earhart flew across the Atlantic Ocean in a plane and Calvin Coolidge was President. The original property was utilized as an asparagus farm and later a Christmas tree farm. The property was then abandoned. The garage was there before the property was subdivided. Mr. Agace would like to replace the garage with a prefabricated garage on the same location, same dimensions on the same footings. The garage is in need of repair and the foundation and walls are cracking.

 Mr. Senges inquired as to what was located to the right of the property. There is another home that was built in the 1960s or 1970s; it is the white house. To the left there are 17 acres where he believes new homes are going to be built.

 Mrs. Walters inquired as to whether or not the deck has been removed. Mr. Agace stated the deck was removed. The shed is still there. He is going to purchase a prefabricated garage and is going to re-pour the slab. Mrs. Walters requested to see the enlarged photograph Mr. Agace had shown earlier. She stated the color scheme seems to match the house. Mr. Agace stated the colors will match the existing home.

 Mr. Senges inquired as to whether or not the garage could be moved. Mr. Agace stated there is a septic tank on the property and therefore the garage cannot be moved. Mr. Senges stated the septic tank is a hardship. Mr. Agace further stated he plans to utilize the garage as a two-car garage and a woodworking shop. He further stated the concrete fabricator will reset the foundation and they will be utilizing concrete anchors. The current slab is only an inch thick and the new slab will be four inches thick.

 Mr. Senges stated Mr. Agace will require permits for the work. Mr. Agace agreed.

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 152.035(D)(3) of the ULDO to permit the replacement of a pre-existing, non-conforming, detached garage with a new 26’x40’ detached garage with a side yard setback of 3.28 feet where 15 feet is required, relief from 150.10 to permit a 1,040 square foot two-car garage where the maximum size permitted is 800 square feet, and wherein no event shall grading, construction or alteration of a lot be permitted within 5 feet of a side property line. 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. Willard.

Ayes: Mr. Brocco, Mr. Cupersmith, Mr. Daddario, Mr. Leoncio, Mr. Patton, Mr. Weil,

Mr. Willard, Mr. Senges

Nays: None

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

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 Corrine Tarcelli

 Zoning Board Secretary