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. Daddario, Mr. Leoncio, Mr. Weil, Mr. Willard, Mr. Senges

Absent: Mr. Cohen, Mr. Cupersmith, Mr. Patton

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

**APPROVAL OF MINUTES**

Mr. Willard motioned to approve the minutes from January 11, 2018; seconded by Mr. Senges. Abstained: Mr. Weil, Mr. Leoncio, Mr. Brocco, Mr. Daddario.

**RESOLUTION**

Mr. Willard motioned to approve the Resolution for the Zoning Board Reorganization; seconded by Mr. Senges. Abstained: Mr. Weil, Mr. Leoncio, Mr. Brocco, Mr. Daddario.

Mr. Weil motioned to approve the Resolution for Case #ZC2017-021, T&A Properties, presented before the Board on December 14, 2017; seconded by Mr. Willard. Abstained: Mr. Leoncio.

Mr. Weil motioned to approve the Resolution for Case #ZC2017-022, T&A Properties, presented before the Board on December 14, 2017; seconded by Mr. Willard. Abstained: Mr. Leoncio.

**NEW BUSINESS**

Mr. Manny Leoncio was sworn in to continue to serve on the Zoning Board until 2021.

**Jeff Stanton and Michelle Murray**

106 Ford Street

Block 125, Lot 9

Case #ZC2018-001

Seeking a Variance relief from Section 150.13(A)(6) of the ULDO to permit a 10 foot by 20 foot storage shed to be constructed five feet from the rear property line where a minimum of 15 feet is required; and a variance from Section 152.015(D)(3) to permit a 10 foot by 20 foot storage shed to be constructed five feet from the side property line where a minimum of 15 feet is required. Seeing any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

Various documents were entered as exhibits for review and consideration by the Board including a Plan entitled “Survey of Premises” prepared by Albert N. Floyd & Son Land Surveyors, dated August 15, 2017, colorized brochure renderings of the proposed shed, seven (7) colorized photographs showing views of the front and rear yard of the property.

Jeff Stanton, the Applicant was sworn in and testified under oath. Mr. Stanton stated the property is only 50 feet wide which is smaller than most of the lots in his neighborhood. There is no garage or other enclosed work area at the property and the dwelling has limited basement space to store outdoor gardening, maintenance and recreational supplies. Mr. Stanton indicated he proposed a 10 foot by 20 foot shed to provide both a work area and storage space. Due to the narrow width of the lot, he testified it would be a hardship to construct the shed 15 feet from both the rear and side property lines as required because that would place the shed in the middle of his backyard. Mr. Stanton also stated that it was his intent that the color and styling of the exterior of shed would match the color and styling of the exterior of the residence.

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 150.13(A)(6) of the ULDO to permit a 10 foot by 20 foot storage shed to be constructed five feet from the rear property line where a minimum of 15 feet is required; and a variance from Section 152.015(D)(3) to permit a 10 foot by 20 foot storage shed to be constructed five feet from the side property line where a minimum of 15 feet is required. Seeing 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. Weil, Mr. Willard, Mr. Daddario, Mr. Leoncio, Mr. Brocco, and Mr. Senges.

Nays: None

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

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Corrine Tarcelli

Zoning Board Secretary