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

Absent: Mr. Cohen, Mr. Weil, Mr. Brocco, Mr. Cupersmith

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

**MINUTES FOR APPROVAL**

Mr. Willard motioned to approve the minutes from October 11, 2018; seconded by Mr. Daddario; none (0) against, Mr. Leoncio abstained.

**NEW BUSINESS**

**Kyle Lehman**

1212 Walnut Avenue

Block 185, Lot 4

Case #ZC2018-022

Seeking Bulk Variance relief from Section 152.015(D)(1)(b) of the ULDO to permit the construction of a front porch with a front-yard setback of 10 feet where 30 feet is required and from Section 152.015(D)(3) to permit the construction of a rear deck with a side-yard setback of 10 feet where 15 feet is required. Also seeking any and all variances, waivers, and/or other relief as may be deemed necessary by the Board and or its professionals.

Mr. Lehman was sworn in to testify. He stated he is seeking the variance due to the fact that he has to replace the front steps to his home. They are rotting, damaged and are very dangerous. He is replacing the four steps, adding an 8x8 landing with the steps and walkway leading to the driveway. Currently the walkway leads to the sidewalk out in front of the street which doesn’t make sense. As far as the deck is concerned, currently there are only steps leading into the backyard that are not attached to the home, in poor condition and need to be replaced. They wanted to add a deck as an extension of their home and for the safety of their child. They have a one year old son and would like him to be able to play outside on the deck. They will be installing gates on the deck for safety.

Mr. Senges reiterated the front steps are a pre-existing non-conforming condition and there is a safety concern. As far as the deck is concerned, once again there is a concern for safety. Mr. Lehman concurred.

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 152.015(D)(1)(b) to permit the construction of a front porch with a front-yard setback of 10 feet where 30 feet is required and from Section 152.015(D)(3) to permit the construction of a rear deck with a side-yard setback of 10 feet where 15 feet is required; seconded by Mr. Leoncio.

Ayes: Mr. Willard, Mr. Daddario, Mr. Leoncio, Mr. Senges.

Nays: None

**Higher Ground Education**

1004 Laurel Oak Road

Block 198, Lot 10.06

Case #ZC2018-021

Seeking Use Variance relief from Section 152.062 of the ULDO to remove the limitation of 60 students imposed by Resolution No. 32 adopted 8/20/2000 to permit a private school (including Toddler programming) with up to 132 students. Also seeking any and all other variances, waivers, and/or other relief as may be deemed necessary by the Board and/or its professionals.

Ms. Barbara Casey of Ballard Spahr LLP, Attorney for the Applicant. requested the application be continued to the December 13, 2018 Zoning Board Meeting. She will re-notice to include a variance for parking.

Mr. Senges made a motion to continue the hearing until the December 13, 2018 meeting; seconded by Mr. Willard.

**Terrence McSweeney**

16 Westminster Drive

Block 199.04, Lot 2

Case #ZC2018-023

Seeking Bulk Variance relief from Section 150.13(A)(7)(c) of the ULDO to permit the construction of a 10’Wx14’Dx10’4”H storage shed with a side-yard setback of 5 feet and a rear-yard setback of 5 feet where 10 feet is required. Also seeking any and all variances, waivers, and/or other relief as may be deemed necessary by the Board and or its professionals.

Mr. Terrence and Mrs. Tracey McSweeney were sworn in to testify. They would like to replace an existing 10 x 10 shed that currently has a five foot set-back, with a 10 x 14 shed. Due to the nature of the lot and the fact that the lot is tapered, the shed will be placed on the same footprint. However, they would like to expand the shed an additional four feet in length. They do not have a basement. Their driveway leads into a garage that was bumped out by the previous owner to include a laundry room. Therefore, there is not enough room to park their car. If they are able to move their lawn equipment, etc. into the shed, they would then have room for the car. They also have a basketball court as well as the garden that the entire family enjoys and they do not want to have to remove it. If they were to remove the basketball court in order to relocate the shed elsewhere, they would have to destroy trees as well as their landscaping. The shed is surrounded by bushes that will remain and the color of the shed and roof shingles will match the house. The Board agreed that would be most desirable.

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 150.13(A)(7)(c) of the ULDO to permit the construction of a 10’Wx14’Dx10’4”H storage shed with a side-yard setback of 5 feet and a rear-yard setback of 5 feet where 10 feet is required; seconded by Mr. Daddario.

Ayes: Mr. Willard, Mr. Daddario, Mr. Leoncio, Mr. Senges.

Nays: None

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

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Corrine Tarcelli

Zoning Board Secretary