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. Daddario, Mr. Leoncio, Mr. Senges

Absent: Mr. Brocco, Mr. Cupersmith, Mr. Schwenke, Mr. Weil, Mr. Willard

Also, present, Chris Norman, Board Solicitor and Corrine Tarcelli, Zoning Board Secretary

**MINUTES FOR APPROVAL**

Mr. Cohen motioned to approve the Minutes from the September 26, 2019 Zoning Board Hearing; seconded by Mr. Leoncio; none (0) against.

Mr. Cohen motioned to approve the Minutes from the October 10, 2019 Zoning Board Hearing; seconded by Mr. Leoncio; none (0) against.

**RESOLUTIONS FOR APPROVAL**

Mr. Cohen motioned to approve Resolution 19-23 Robert Foster, 22 Penn Road; seconded by Mr. Leoncio; none (0) against.

Mr. Cohen motioned to approve Resolution 19-24 Voorhees Properties, LLC, 400 Laurel Oak Road; seconded by Mr. Leoncio; none (0) against.

Mr. Cohen motioned to approve Resolution 19-25 Voorhees Animal Orphanage, 421 Cooper Road; seconded by Mr. Leoncio; none (0) against.

Mr. Cohen motioned to approve Resolution 19-26 MTW Realty LLC/Auto Lenders Liquidation Center, 104 Route 73; seconded by Mr. Leoncio; none (0) against.

Mr. Senges motioned to approve Resolution 19-22 The Chakrabarti Foundation, 111 Centennial Blvd.; seconded by Mr. Leoncio; none (0) against, Mr. Cohen, Mr. Daddario, Mr. Leoncio abstained.

**NEW BUSINESS**

**Mr. Beau DeLeon**

1413 Pine Avenue

Block 193, L11

Mr. Norman summarized the case stating the Applicant is seeking bulk variance relief from Section 150.12(B)(1), wherein no event shall grading, construction or alteration of a lot or lots be permitted within 5’ of a side or rear property line, and the proposed driveway replacement includes the installation of concrete 2’ from a side property line; Section 150.14(B)(1)(b)(2), where fences not exceeding 6’ in height may be erected only in the rear yards of interior lots, and the proposed 6’ high fencing is to be installed in a side yard. 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. DeLeon was sworn in to testify. He stated there is an existing concrete driveway and then a stone driveway that goes from the existing concrete to the property line to the street. He would like to replace the stone portion with concrete connecting it to the existing driveway and bring that to the property line. It would be within two feet of the property line. He would also like to install a privacy fence. The DeLeon’s have two young children, one three years old, one five months old. Mr. DeLeon is currently in the United States Air Force. He is on the road weeks at a time if not deployed months at a time. He would like to install a six foot privacy fence from the back of the home forward. He is not planning to go all the way to the property line. His wife is a stay at home Mom so when he’s away on the road, she can let the kids out to play and be in seclusion.

Mr. Senges questioned why the back yard is not sufficient. Mr. DeLeon stated the way the home is constructed, there are additions that were added to the house that is almost 100 years old. The house was pushed back a bit. When exiting the back door there is a wrap-around patio or walkway. If they were to place the fence in the back, there would be a section of the existing driveway that would not be within the fenced in area. The neighbor next to the DeLeon’s owns his own business and his work vehicle as well as his personal vehicle are parked very close to his property line, creating an impairment. The car is parked in the back close to the garage. This enables his wife to pull the car forward to open the doors and take the kids in and out of the car.

On the right side of the property there is an air-conditioning unit. He would like to enclose that as well. That side of the fence will have a gate.

Mr. Norman stated the stone driveway already exists and will be replaced with poured concrete. It will not be expanded upon.

The meeting was opened to the public.

Mr. Dave Johnson, 1417 Pine Avenue, was sworn in to testify. Mr. Johnson lives next door to Mr. DeLeon. Mr. Johnson voiced his concerns about where the fence will be located due to where the footings would be located in relationship to the property line. Mr. DeLeon agreed the fence would not be installed on the property line and would be six inches inside the property line on the right hand side of the property.

Seeing no one further from the public, the public portion was closed.

Mr. Cohen motioned to approve relief from Section 150.12(B)(1), wherein no event shall grading, construction or alteration of a lot or lots be permitted within 5’ of a side or rear property line, and the proposed driveway replacement includes the installation of concrete 2’ from a side property line; Section 150.14(B)(1)(b)(2), where fences not exceeding 6’ in height may be erected only in the rear yards of interior lots, the proposed 6’ high fencing is to be installed in a side yard, and the footings are not to cross the property line; seconded by Mr. Leoncio.

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

Nays: None

Seeing no further business Mr. Daddario made a motion to adjourn, seconded by Mr. Cohen.

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Corrine Tarcelli

Zoning Board Secretary