Chairman Richards called the meeting to order. Mr. Lechner read the commencement statement.

Roll Call:

Vice Chairman Simiriglía Present
Mr. Bucceroni Present
Mr. Scarduzio Absent
Mr. Gunn Absent
Mr. McMullin Absent
Mrs. Chiumento Present
Mrs. Giusti Absent
Mr. Acevedo Present
Mr. Treger Present
Chairman Richards Absent

Chairman Richards had the professionals sworn in:
Also Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. Lechner, Township Planner

MINUTES FOR ADOPTION

Motion to approve the above-mentioned minutes was made by Mr. Acevedo and seconded by Mr. Treger.

Roll Call:

Vice Chairman Simiriglia Yes
Mr. Bucceroni Abstain
Mrs. Chiumento Abstain
Mr. Acevedo Yes
Mr. Treger Yes

Minutes approved.

RESOLUTIONS FOR MEMORIALIZATION

5/23/2013

#132012C
Chad Milstein
Bulk C Variance
Block: 2906 Lot: 7

#132013C
Barry & Camille Wendt
Bulk C Variance
Block: 15817 Lot: 10

#132015C
Brian & Natalie Collazo
Bulk C Variance Subdiv.
Block: 3003 Lot: 17

#132006C
Sandra DiCaprio
Bulk C Variance
Block: 2003 Lot: 19

#132014C
Bryan Voight
Bulk C Variance
Block: 21005 Lot: 8

#122049DCPF
Ville II, LLC
Bulk C/Preliminary & Final
Block: 18501 Lot: 2 & 11
A motion to approve the above mentioned resolutions was made by Mrs. Chiumento and seconded by Mr. Bucceroni.

Roll Call:

Vice Chairman Simiriglia  Yes
Mr. Bucceroni  Yes
Mrs. Chiumento  Yes

Resolutions Approved.

6/13/2013

#132017C #132019C
Kenneth Lehman  John J Colaianni, Jr
Bulk C Variance  Bulk C Variance
Block: 18102  Lot: 8  Block: 8201  Lot: 24

#132020C
Christian Mattison
Bulk C Variance
Block: 19303  Lot: 17

A motion to approve the above mentioned applications was made by Mr. Acevedo and seconded by Mr. Treger.

Roll Call:

Vice Chairman Simiriglia  Yes
Mr. Acevedo  Yes
Mr. Treger  Yes
Resolutions Approved.

Villa II clarification: sales trailer on lot 19, deed restriction on 18501 (1 lot) open space to benefit lot 3. The above will be corrected in the resolutions.

Applications For Review

#132021C
Mark & Kathleen Dempsey
Bulk C Variance
Block: 16201 Lot: 5
Location: 47 Highland Ave., Erial
Replace 6' stockade fence w/5' side setback; 0' setback.

Mr. Costa swears in Mark and Kathleen Dempsey.
Mr. and Mrs. Dempsey they are replacing an existing fence which is dilapidated.
Mr. Costa asks the applicant if the old fence was also 6 ft. Mr. Dempsey answers in the affirmative.

Vice Chairman Simiriglía asks the applicant how the 5ft. was measured from the property line or the curb.
Mr. Dempsey states it was measured from the curb.
Vice Chairman Simiriglía states that the fence will be in the right of way.
Mr. and Mrs. Dempsey both state they will be in line with all the neighbor’s fences.
Vice Chairman Simiriglía states the board can’t give them permission to put the fence in a right of way, but they could put the fence on the property line.
Mr. Lechner states that 10 ft. from the curb is the property line. A 0' setback is allowed it would just have to be confirmed that is proper measurement. Mr. Lechner reiterates that the board cannot give you permission to put the fence in the right of way.
Mr. Dempsey asks if they can place the fence at the same place as the neighbors at their own risk.
Mr. Lechner states there is a 40 ft. right of way on Highland. Thus, 20 ft. from the center line of the road is the property line.

Mr. Lechner reads Mr. Mellett’s engineers letter into record….it states there are no sight line issues.

Open to the Public:
No Comments.

Open to Professionals:
No Additional Comments.

A motion to approve the above mentioned application was made by Mr. Bucceroni and seconded by Mrs. Chiumento.

Roll Call:

Vice Chairman Simiriglia  Yes
Mr. Bucceroni  Yes
Mrs. Chiumento  Yes
Mr. Acevedo  Yes
Mr. Treger  Yes

Application Approved.
Charles & Pat Elia  
Zoned: SCR  
Bulk C Variance  
Block: 15821 Lot: 48  
Location: 57 Shelly Street, Sicklerville  
Constructing 12.6’ x 20.10 sunroom; extending deck 2’ w/1’ rear lot

Mr. Costa swears in Charles and Pat Elia along with Rick Yeager who will be constructing the deck.
Charles Elia explains they already have a deck and the development has relaxed the rules. They would like to put a 3 or 4 season sunroom on top of the deck.
Mr. Lechner reviews the dimensions of the deck and sunroom:
Deck: 12 ½ ft. by 28 ft.
Sunroom: 12 ½ by 21 ft.
Mr. Lechner reminds the applicants that they must get a fire rating for the sunroom.

Open to the Public:  
No Comments.

Open to Professionals:  
No Additional Comments

Robert & Yvonne Shipman  
Zoned: SCR  
Bulk C Variance  
Block: 15817 Lot: 15  
Location: 13 Joanne Dr. Sicklerville  
Constructing deck 10’ x 19’ w/rear setback of 5.36’

Mr. Costa swears in Mr. Robert Shipman.
Mr. Shipman states their backyard is very shallow. They want to build a 10’ x 19’ open deck.

Open to the Public:
No Comments.

Open to Professionals:
No Additional Comments

A motion to approve the above mentioned application was made by Mr. Treger and seconded by Mr. Acevedo.

Roll Call:

Vice Chairman Simiriglia        Yes
Mr. Bucceroni                   Yes
Mrs. Chiumento                  Yes
Mr. Acevedo                     Yes
Mr. Treger                      Yes

Application Approved.

A Motion to Adjourn was made by Mr. Bucceroni and seconded by Mrs. Chiumento.

Respectfully Submitted, Jean Gomez, Recording Secretary.