

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
April 16, 2019**

• MINUTES:

- A motion to approve the March 19, 2019 Meeting Minutes with minor changes was made by Mr. Dillon seconded by Mr. Koory. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- A motion to approve the April 2, 2019 Meeting Minutes with minor changes was made by Mr. Koory seconded by Mr. Dillon. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

PUBLIC HEARING:

**• ZBA#2018-40 Tony Santos
523 Creek Road.**

**Block: 8000 Lots: 26 Zone: R1
Decision Due: April 17, 2019**

Bulk Variance for construction of 4 car garage where only 3 are permitted- 5' fence and gate in Front Yard area. Continued from March 19, 2019 Meeting

Mr. Thorndike swore in the applicant and the Mr. Mazhar Chughtai (Project Manager) and proceeds to review the application with the homeowner. Mr. Santos explained to the Board he has 4 cars (2 everyday use and 2 classic luxury cars) that would be stored in the proposed 4 car garage. Mr. Santos testified he would was also proposing a 5ft. fence all around the property for security and privacy but was ensuring the Board there would enough space for visual safety when exiting and entering the driveway. The Board asked if there would be a Knox Box for fire and police access to the property, Mr. Santos stated he agreed to have the Knox Box installed. The pillars on the corners of the front gate will be made out of masonry blocks that will break apart should someone hit them. Mr. Koory asked if Mr. Santos would be willing to move the fence back from 12ft. to 15ft. to make sure there was plenty of room to move cars and have good visual site. Mr. Santos agreed to move the fence but expressed to the Board that he felt the 12ft. was enough space since there the gate area was about 30ft. and large enough to do a full k-turn with a standard size vehicle.

- A motion to approve this application was made by Mr. Koory seconded by Mr. Dillon. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.

**• ZBA#2018-42 Leland D. Hummel
2 E. Oak Ave.**

**Block: 4303 Lots: 1 Zone: R3
Decision Due: May 31, 2019**

Bulk variance for 4ft & 6ft fence in front yard area where only 3ft is permitted.

This application will be postponed to the May Meeting. Applicant needs to place ad in newspaper. Residents do not need to be notified.

**• ZBA#2014-24A Dinesh Desai
326 Tom Brown Rd.**

**Block: 5400 Lots: 7 Zone: R1
Decision Due: June 1, 2019**

Seeking re-approval for bulk variance accessory building located forward of house & for 8' 6" fence in front yard

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Mr. Chuck Petrone-Attorney for the applicant, Mr. Dinesh Desai-Homeowner, and Mr. Chris Montgomery- Contractor for the project were all sworn in by Mr. Thorndike and the application was reviewed. Mr. Petrone testified to the Board the application in front of them was almost identical to the application presented and approved by the Board in 2014, however the project was never completed in the 18 month timeframe and the application lapsed. Mr. Thorndike asked Mr. Petrone to review the facts of the application again with Mr. Desai for the record and so the Board members would be able to make an informed decision. The 4 conditions placed on the application in 2014 will also be placed on this application. Those conditions included:

1. Entrance gates identical to the gates on lot 6
2. Knox Box placed on the gate for the police and fire access
3. Maximum height of pillars including light fixtures not to exceed 11ft.
4. Existing detached garage is to be used for yard equipment and furniture storage only, no cars are allowed to be stored in there.

The Board feels the resolution should be recorded with the land description to not allow cars to be parked in the detached garage so if the property is sold then the new owners need to follow the same requirements.

- A motion to approve this application was made by Mr. D'Antonio seconded by Mr. Dillon. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.

- **ZBA#2019-10 Matthew Long & Rachel Chumney Block: 4605 Lots: 49 Zone: R1
401 Paul Drive Decision Due: June 11, 2019**

Bulk Variance for long front yard setback of 11.4ft where 25ft is required and for an existing non-conforming house for second floor addition

Ms. Schill recused herself from this application since she drew the architectural drawings for the proposed addition.

Mr. Thorndike swore in the homeowners and proceeded to review the application with them. There is a proposed rectangular shaped addition being proposed that will serve as the 20x25 family room for this growing family. There will also be an additional second floor built with 2 more bedrooms and a full bathroom to accommodate the family. The "paper street" on the left side of the property was inquired about by the homeowner for a possible purchase however was not able to be done, therefore that is the reason the variance is being asked for. The Board all supported the application and wished the homeowners luck with their addition.

- A motion to approve this application was made by Mr. Maguire seconded by Mr. Koory. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.

- With no further business to discuss, Mr. Koory made a motion, seconded by Mr. Dillon to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 8:48pm