

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING**

January 18, 2022 (Re-Organization Meeting)

MEMBERS PRESENT:

Walter Fazler
Lynne Schill
Vincent D’Antonio
Lynne Gallo
William Creeley
Valerie Sirani, Alt. 2
Joe Hanuscin, Alt. 1
Tim Monahan

STAFF PRESENT

Peter Clifford, Board Secretary
Danielle Gsell, Recording Secretary
Melanie Levan ESQ, Board Attorney

Absent: Georgette Castner

Mr. Clifford called the meeting to order in the Council Chambers at 7:00pm by reading the Open Public Meetings Act statement. A moment of silence was followed by the Pledge of Allegiance.

Roll call is as listed above.

This meeting was held via video conference (MS Teams)

Selection & Election of Officers – 2022

- Chairman
 - A motion to appoint Mr. Walter Fazler as Chairman was made by Mr. D’Antonio seconded by Mr. Creeley. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

- Vice Chairman
 - A motion to appoint Ms. Lynne Schill as Vice Chairman was made by Ms. Gallo seconded by Mr. Creeley. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

Ms. Levan swore in all new members and re-appointed members to the Board. Mr. Clifford stated he would be sending a copy of the oath the Board Members recited to them to sign so he could keep them on record in the office.

RESOLUTIONS:

ZBA#2022-01 – Adoption of “Annual Meeting Notice” Resolution

- A motion to approve this resolution was made by Ms. Gallo seconded by Mr. D’Antonio. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

ZBA#2022-02 Appointment and Awarding of Contract of Zoning Board Attorney

- A motion to approve this appointment of Ms. Melanie Levan was made by Ms. Schill seconded by Ms. Gallo. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

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ZBA#2022-03 Appointment and Awarding of Contract of Zoning Board Engineering

- A motion to approve this resolution with typo correction of \$ 135.00/hr. to \$145.300/hr. was made by Mr. D'Antonio seconded by Mr. Monahan. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

ZBA#2022-04 Appointment and Awarding of Contract of Zoning Board Planner

- A motion to approve this resolution was made by Ms. Gallo seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

ZBA#2022-05 Appointment and Awarding of Contract of Landscape Architect

- A motion to approve this resolution was made by Mr. D'Antonio seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

ZBA#2022-06 Appointment of Zoning Board Secretary

- A motion to approve this resolution was made by Mr. D'Antonio seconded by Ms. Gallo. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

ZBA#2022-07 Appointment of Zoning Board Recording Secretary

- A motion to approve this resolution was made by Ms. Schill seconded by Ms. Gallo. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

ZBA#2022-08 Resolution Electronic Guidelines

- A motion to approve this resolution was made by Mr. Creeley seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

ZBA#2021-31, Christopher J. and Donna M. McCool, 202 Chestnut Street, Block 4404, Lot 9 & 11, Zone R-3, Bulk Variance - Applicant seeks a side yard setback of 3 ft. where a maximum of 12 ft. is required for a two car garage.

- A motion to approve this resolution was made by Mr. D'Antonio seconded by Ms. Gallo. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

MINUTES:

- A motion to approve the December 21, 2021 was made by Ms. Gallo seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

PUBLIC HEARING:

ZBA#2021-28, Hector Vicenty, 6 Greenvale Road, Block 1900, Lot 6, Zone R-2, Bulk Variance for a paver patio. Existing area exceeds the percentage of allowable impervious coverage.

- This application was continued until the February 2022 ZBA Meeting, new notice will be required due to the virtual Conference ID Change.

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ZBA#2021-32, Charles and Lisa Esposito, 527 Chestnut Street, Block 5600, Lot 9, Zone R-2, Bulk Variance - Install in ground pool & pool deck to exceed the allowable 30% impervious by 11%. Bringing total impervious coverage to 41%

- This application was continued until the February 2022 ZBA Meeting, new notice will be required due to the virtual Conference ID Change.

ZBA#2021-33, Kamaljit Singh, 1 Farm House Court, Block 7500, Lot 1.16, Zone R-1, Bulk Variance - Shed for Storage.

Ms. Levan swore in the applicant and asked questions about the application and his property. The applicant testified he has 3 front yards with the way his house sits on the property. He is asking for relief on the shed he already has installed on his property for his mother's gardening tools. He felt his property does present a hardship with the way the house sits on the land as well as the ordinance change in 2002 making the one road his property faces a major right away. To be in compliance with the current ordinance his shed would have to be 150 ft. which would put it right against the house in which the applicant didn't think would be beneficial. There were questions from the Board about exactly how far away the shed is from the property line since there was conflicting information from what was testified to as to what was on the application. Mr. Turek did a google map search and confirmed the shed was 68 ft. from the right away line, Mr. Fazler asked the applicant if he agreed with Mr. Turek's findings in which he did. All the Board Members felt they could support the application since there was already trees and bushes that shielded the shed from the site of the right away and was pleasing to the eye in the location it was.

PUBLIC COMMENT:

Mr. Merritt Wikle- 704 Walton Ct.

Mr. Wikle, a neighbor to the applicant, testified he was in support of this application because he felt the shed was pleasing to the eye. He also felt the shed was an improvement to the property since it kept the yard clean and free of clutter. He testified he had also been through the same process with getting the application and could relate to the hardships.

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

With no further business to discuss, Ms. Schill made a motion, seconded by Ms. Castner to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 8:00pm