MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
July 14, 2020

MEMBERS PRESENT:
Joseph Maguire
Lynne Schill
Walter Fazler
Lynne Gallo
Arthur Greene, Alternate I
Vincent D’Antonio
William Barker, Alternate II

STAFF PRESENT
Peter Clifford, Board Secretary
Peter Thorndike ESQ, Board Attorney
Danielle Gsell, Recording Secretary

Absent: William Barker, Alternate II, Georgette Castner

Mr. Maguire 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)

RESOLUTIONS:

• None

MINUTES:

• A motion to approve the July 07, 2020 Meeting Minutes was made by Mr. D’Antonio seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

PUBLIC HEARING:

• ZBA#2019-35 Amar Ghai & Kriti Sharma  Block: 7500 Lot: 1.15 Zone R-1 3 Farmhouse Court  Decision Due: August 30, 2020
  Bulk Variance - Variance Relief to construct a two-story deck behind the existing home.

  Richard Roy, attorney for the applicant introduced himself, the homeowner Mr. Ghai and Ms. Jeannie Marcucci the architect for the proposed project. Mr. Thorndike swore in both the applicant and the architect, Mr. Roy asked the Board to accept Ms. Marcucci as an expert in her field in which they did. Mr. Roy asked Mr. Ghai to explain to the Board why he was requesting to have the proposed deck built in the place he was asking for. Mr. Ghai explained since his day room door is located on the back of the house it would be the best place to have the proposed deck built. Exhibit A-1 (site plan survey) was presented to the Board showing that house not being parallel to the setback area therefore causing the need to have the proposed deck where they were asking for it. The proposed elevation is about 10 ft. and is surrounded by the existing trees in the yard. There is also a request for approval for a plunge pool to be added at a later time under the deck so the homeowners will be able to cool off in the summer time and have place to do so.
Mr. Roy introduced Ms. Marcucci, architect from Darlington Design, she then proceeded to describe the other homes on the neighborhood and how she felt adding the proposed deck and hardscaping to the house would fit in perfectly with the rest of the neighborhood. Ms. Marcucci testified to the design challenges that she and the applicant faced since the house and the lot were not perfectly parallel to the set-back lines. There is also an outdoor kitchen built with the proposed deck which will include a grill, sink, refrigerator, warming drawer, and side burner cooker. The applicant will also be adding additional trees and shrubs once the plunge pool is constructed. Ms. Marcucci explained a plunge pool is custom built pool with specialized plumbing typically smaller than 150 sq. ft. total. Plunge pools are much like a Jacuzzi and made for just cooling off during the summer. When the plunge pool is built it will be constructed to grade so it will not be visible from Hartford Rd. there would be a stone waterfall type structure also built to shield the people in the pool from the neighbors as well as the street.

Mr. Thorndike asked if there would be deck railing all around the deck for the safety of the people on the deck, he was told there would be the safety railing and the proposed deck would meet all other safety requirements. The footprint of the proposed deck would not change once the plunge pool is added, it would be directly underneath the proposed deck. The only access to the pool would be from the door of the basement or from coming directly down the steps from the deck. Ms. Schill questioned the 2017 variance item # 3 where it takes into consideration a 12x18 deck. Mr. Roy explained the builder made the request and used it as a sales tool for them and did not take into consideration the size of the deck not being useful for the layout or the configuration of the house. Mr. Ghai and his wife did not make the request and change their minds hence the reason they were coming before the Board with this application. There will be no sound system installed on the proposed deck and the lighting will be minimal being placed on the tops of the deck as well as the steps for safety.

- A motion to approve this Application 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#2020-10 Lawal A. Dosunmu Block: 4008 Lot: 8 Zone R-2
17 E Maple Avenue Decision Due: August 30, 2020

Mr. Ravi Trivedi, attorney for the applicant introduced himself and his client Mr. Lawal Dosunmu, the applicant to the Board and proceeded to explain why they were coming before the Board with this application. Mr. Dosunmu purchased the property in 2007 for his family to live in but has since moved into another home leaving this one vacant. The home was constructed in 1939 and has been added onto over the years leaving it as a “pieced” together house making it hard for his family to be able to live in since his son has medical issues and requires a wheelchair which the shape and size of the house does not accommodate for currently. Mr. Dosunmu testified to the homes in the neighborhood and how they are constructed slightly comparing them to the proposed house he will be building. A survey of the proposed house was introduced to the Board showing how much the house will increase in size and where the setback limits will be now. Mr. Dosunmu has been before the Board before applying for a fence variance and permits to build a safety fence for his son. The colored site plan was introduced to show the shape of the current house compared to the new proposed house so the Board could get a better idea of how the layout will be.
The current house is 1428 sq. ft. where the new proposed house will be a total of 3600 sq. ft. and will not have a detached garage as it does now, the garage will be attached in the front of the house. There will hardscape landscape added to around the house as well as additional shrubs and trees should they be needed.

Exhibit A-2 (first and second floor plan) showed the layouts of the first and second floors and how the house is being built so that it is more modern and “up with the times” making the house a more desirable place to want to live. The applicant also testified his family needed the additional room for his son’s medical needs as well as being able to live comfortably. As of right now there is not a formal plan for the family and their decision to either live at this property when it is completed, rent it out or sell the home. They are trying to make some changes to their current home however should they not be able to make those changes the applicant would like to have another option for a place to live.

Mr. D’Antonio asked about what material would be used on the house since there was not an exhibit showing the details of materials. Mr. Trivedi testified there was no formal plan for what materials would be used but the applicant agreed to keeping the house similar to the others in the neighborhood. There were also questions about the footprint, there was testimony the foot print would not change on the left side of house and there would actually be given extra room on the right side since the garage will be attached to the house now. The mature trees will remain where they are unless they need to be removed for building purposes but the applicant has agreed to replace them with other trees and shrubs to ensure the landscape is done well.

PUBLIC COMMENT:

Mr. Yankell- 15 E Maple Ave

Mr. Yankell asked about the driveway, since the garage will be moved to a different spot on the lot does there will need to be more landscaping removed and he did not understand how that would work. Mr. Dosunmu explained the driveway would look similar to one of their neighbors and he would be adding some grass and landscape to the area in question. In one of the renderings of the house there shows a 3rd floor window? Mr. Dosunmu explained there would be no 3rd floor it would be a larger attic that could possibly be turned into a room in the future or could be used as additional space in the house.

- A motion to approve this Application with the following conditions:
  - Landscaping maintained on the left hand side of the house
  - Trees remain or be replaced should they not be able to be kept
  - House materials be similar to those in the neighborhood

was made by Mr. D’Antonio seconded by Mr. Fazler. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.

- ZBA#2019-35 Roger M. Kunkel Family Trust, Block: 4407 Lot: 3 Zone R-3
MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
July 14, 2020

Jean Kunkel, Trustee
142-150 East Second Street

Decision Due: August 30, 2020
Use Variance – Density

This application is being carried to August 18, 2020 with new notice being required.

DISCUSSION/ADOPTION:

Nomination of New Vice Chairperson for Zoning Board
Mr. Maguire nominated Mr. Walter Fazler as the new Vice Chairperson on the Zoning Board siting his strengths as a valuable member of the Board. All members agreed he was the best candidate.

- A motion to approve this nomination was made by Mr. Maguire seconded by Mr. D’Antonio. 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. Gallo to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 9:07pm