

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
May 17, 2022**

MEMBERS PRESENT:

Walter Fazler
Lynne Schill
Vincent D'Antonio
Lynne Gallo
Nicholas Repici, Alt. 2

William Creeley
Valerie Sirani, Alt. 1
Joe Hanuscin,
Tim Monahan

STAFF PRESENT

Peter Clifford, Board Secretary
Danielle Gsell, Recording Secretary
Melanie Levan ESQ, Board Attorney
Frederick Turek, P.E., C.M.E, Board Engineer

Absent:

Mr. Fazler 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.

Ms. Levan swore in Joe Hanuscin as a full Board Member, Valerie Sirani as Alternate 1, and Nicholas Repici as Alternate 2 since Ms. Georgette Castner is no longer on the Board.

Roll call is as listed above.

RESOLUTIONS:

- **ZBA#2021-28**, Hector Vicenty
 - A motion to approve this resolution was made by Ms. Schill seconded by Mr. D'Antonio. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- **ZBA#2021-32**, Charles and Lisa Esposito
 - 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#2022-09**, Eric and Joan Michelle Davis
 - 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#2021-34**, Safari Energy, LLC
 - A motion to approve this resolution was made by Mr. D'Antonio seconded by Mr. Creeley. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

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- **ZBA#2022-11**, ZBA Annual Report
 - A motion to approve the Annual Report with the revision to item # 6 discussed by the Board was made by Mr. Creeley seconded by Ms. Gallo. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

MINUTES:

- A motion to approve the April 19, 2022 was made by Ms. Gallo seconded by Mr. Creeley. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

PUBLIC HEARING:

- **ZBA#2018-36A**, JVS Properties, LLC, 18 New Albany, Block 1301, Lot 3, Zone RLC, Bulk Variance for front yard setback.

Mr. James Burns, the attorney for the applicant, introduced himself to the Board and reviewed the reason for coming before the Board again with the application in which was approved in 2018. Mr. Burns asked Mr. Edward Stranquist to come and testify to the application since he is the operation manager for JVS, the applicant, He was sworn in by Ms. Levan. Mr. Stranquist testified there is a slight change to the original approved design to the house but that change does not affect the impervious coverage nor does it require additional variances. The house being proposed will now be 35 ft. by 30 ft. as shown on the new elevation plan submitted. He then recapped the applications approved in 2005 and 2018 for this property and how the applicant would be adhering to DEP guidelines as they have done since the original application in 2005. He also stated the applicant would adhere to all the recommendations in Mr. Turek's letter dated 5/16/2022. The photos submitted with the original application and the current application were taken by Mr. Stranquist to show how the front yard setback being asked for would fit in with the neighborhood and was not something that would not fit in with the area. There will be a split rail fence installed in the same spot as it was before prior to an old tenant taking it down. The applicant will be working closely with Mr. Turek and the Construction office to get that done. There is a proposed "carport" being placed on the house to store the owners outside equipment like bikes, hoses, lawn care equipment, etc. They will also be able to fit about 2/3 of a car in there should they want to use it for that.

PUBLIC COMMENT:

Barbara Rich- 37 E Central Ave

Ms. Rich was asking about the old shed and driveway mentioned in the DEP letter from 2018, she was told that was taken down with permits in 2005 during the subdivision application. She asked about landscaping and filler dirt, Mr. Stranquist testified there was not an extensive plan in place for landscaping and there might be just a little filler dirt

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places in the front of the property but the applicant didn't want to add too much for property grading purposes.

BOARD COMMENTS:

Many Board members asked about the "front porch" with the steps that would be out in the right a way area of the house in which that is not allowed. Mr. Stranquist testified the steps could be removed and the applicant would be willing to work with the Zoning Office and Mr. Turek to get the plans worked out for that. When asked when the construction would start Mr. Stranquist stated it would be about 60 to 90 days before they would be starting so they could get some house keeping things in order and they would be hopeful to have the project completed by December or January. The Board members felt this application was clean and well-presented and could support it.

A motion to approve this Application with the following conditions:

- Revised Grading Plan that does show encroachment in the right away to be reviewed by Mr. Turek.
- Comply with recommendations from Mr. Turek's letter dated 5/16/2022

was made by Ms. D'Antonio seconded by Ms. Schill. The roll call vote of eligible Board Members unanimous in favor. Motion Carried.

- **DISCUSSION:** To discuss item number six of the 2021 ZBA Annual Report

The Board Members felt the new language presented for Item # 6 of the Annual Report was much clearer and would prevent unnecessary applications coming before the Board.

Mr. Clifford announced the scheduled Zoning Board meeting for May 31, 2022 has been cancelled and the next Public Meeting will be June 21, 2022 at 7pm.

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 8:16pm.