

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT  
MEETING  
July 19, 2022**

**MEMBERS PRESENT:**

Walter Fazler  
Lynne Schill  
Vincent D'Antonio  
Valerie Sirani, Alt. 1  
Nicholas Repici, Alt. 2  
William Creeley  
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  
Michelle Taylor, P.P, A.I.C.P Board Planner  
Scott Taylor, Landscape Architect

Absent: Lynne Gallo

Mr. Fazler called the meeting to order in the Council Chambers at 7:01pm 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.

**RESOLUTIONS:**

- **ZBA#2022-10**, William and Sarafina Creeley
  - 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#2019-34A**, Francis Longo
  - 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.
- **ZBA#2021-36**, Ibrahim Branham
  - A motion to approve this resolution was made by Mr. Creeley seconded by Mr. Hanuscin. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

**MINUTES:**

- A motion to approve the June 21, 2022 was made by Ms. Schill seconded by Mr. Monahan. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

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**PUBLIC HEARING:**

- **ZBA#2022-12**, Anthony and Joanne Mazzarelli, 733 Jamie Drive, Block 4009, Lot 17, Zone R-1-A, Bulk Variance for rear yard improvements – including an in-ground pool, spas, patio, outdoor kitchen, seating areas, pergola, shower, storage room, powder room, landscaping, fencing, pool equipment enclosure and a storm water management recharge system.
  - This application is being carried to the August hearing due to an illness of one of the witnesses. No new notice will be required
- **ZBA#2021-38**, Manor Hill Contracting Services, 17 and 19 East Second Street, Block 4400 Lot 22, Zone RTC-1, Bulk Variance - Side yard setback.
- **ZBA#2021-39**, Manor Hill Contracting Services, 23 and 25 East Second Street, Block 4400 Lot 20 and 21, Zone RTC-1, Bulk Variance - Side yard setback.

Mr. Chuck Petrone, Attorney for the applicant introduced himself and recapped the applications for both 17 & 19 and 23 & 25 E 2<sup>nd</sup> St. since this application was carried from the April hearing. Mr. Hanuscin, Ms. Schill and Mr. Repici have listened to the previous hearing and signed an affidavit so they are eligible to vote now on this application.

Mr. Brian Pearce, Project Manager from Manor Hill Contracting, came before the Board and explained the differences in the designs of the new proposed condo's after he had meetings with both the Board Professionals and the Township. Each garage has been increased in size and the each condo unit has gone from 4 bedrooms to 3 bedrooms to accommodate the sizing issues raised at the last hearing by the neighbors and the Professionals. There will be a retention basin installed at the recommendation of the Board Professionals to aid in mitigating storm water runoff. The rain water from the roof and gutters will be filtered underground to the basin which will have a sand bottom. Maintaining the basin will be included in the HOA agreement signed by the residents of the complexes. The basin will be located behind the garages in the back of the property. Exhibit A-2 and A-3 (grading plans for both addresses) were shown to further explain how the storm water runoff will work with the basin. There will be 5 parking spaces 17 & 19 and 23 & 25 condo complex with one of those spots being in the garage. The applicant agreed and increased the buffering around the property as requested by the Board's Landscape Architect. To accommodate the storage and trash concerns the applicant will be building a full walk out basement under each condo that will serve as additional storage for the units. This walkout basement will be constructed under the new foundation on the additions and will not be disturbing the old foundations in any way.

The applicant is improving the outside of the condos while keeping in mind the historic meaning to the home. The applicant will be adding dormers, window trims, and finish details to the fronts of the buildings. There is also 2 large bay windows being installed that will not be protruding as shown on the plans, it will be designed to look like its protruding but in fact will not be. The applicant has also agreed to fix the damaged sidewalks and driveway to get rid of all tripping hazards.

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Exhibits A-4 and A-5 (Revised Architect Plans) for each condo were shown to the Board providing additional details about the looks of the condos. The Board expressed some concern about the tight parking behind the buildings.

Mr. Brian Peterman, Engineer, spoke in depth about the design and functions of the recharge basin being installed. Mr. Peterman explained the soil had been tested and found it could in fact hold a basin and felt it would be more appropriate to have one basin for both properties instead of 2 separate. He felt the basin will not be intrusive to the neighbors and will be beneficial on the property. The HOA will have the maintenance plan defined in it so all are aware of any costs or maintenance needing to be done to the basin. The applicant plans on having the basin maintenance plan as part of the title filed with the clerk's office as well as a copy being sent to the Director of Community Development. There was also discussion about installing a sump pump in the basement to aid in storm water that could drain into the basement since it is below grade, the applicant agreed to install a draining system to aid in preventing that.

Each Board Professional reviewed their letters and the recommendations given to the applicant in which the applicant has agreed to comply with the exception of the suggestion of making the basement a bio-retention basin since he felt he has already gone above and beyond what he is required to do. The Board felt this application was a much better designed plan and thanked the applicant for taking the time and resources to make this a better more beautiful place on 2<sup>nd</sup> St.

- A motion to approve this Application (17/19 E 2<sup>nd</sup> St.) with the following conditions:
  - File the Maintenance Plan with the Master Deed
  - Work with TDG for the additional landscaping on the property
  - Revise the plans to show drainage plans for the basement
  - Show the cross easements to the Board
  - Work with DPW to remove/replace the dying tree in the right of way
  - Comply with all recommendations in Turek's Letter
  - Send revised plans to Board Professionals to show corrected discrepancies
  - Must show Lot Consolidation for 23 & 25 E. 2<sup>nd</sup> St.

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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- A motion to approve this Application (23/25 E 2<sup>nd</sup> St.) with the following conditions:
  - File the Maintenance Plan with the Master Deed
  - Work with TDG for the additional landscaping on the property
  - Revise the plans to show drainage plans for the basement
  - Show the cross easements to the Board
  - Work with DPW to remove/replace the dying tree in the right of way
  - Comply with all recommendations in Turek's Letter
  - Send revised plans to Board Professionals to show corrected discrepancies
  - Must show Lot Consolidation for 23 & 25 E. 2<sup>nd</sup> St.

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#2021-30**, Cellco Partnership d/b/a Verizon Wireless, 41 East Main Street, Block 4405, Lot 53 & 54, Zone CRO, Use Variance - Proposed wireless telecommunications facility.

Mr. Kevin Jones, attorney for the applicant introduced himself and reviewed the application with the Board. The applicant is looking to place 9 antennas on the Moorestown Trust Company building located on Main St. The original application for the 15 antennas has been changed to the 9 being presented after meeting with appearance committee and the Board Professionals. These antennas will be flush mounted and wrapped in a vinyl wrap that will be digitally made to match the outside of the building.

Mr. Shawn Sacks, Engineer, provided his credentials and was accepted as an expert in his filed by the Board. In order to prepare for the meeting Mr. Sacks reviewed the application and the plans being presented. Mr. Sacks testified there will be no additional lights and the antennas will run off a backup battery should there be a power issue. The public will have no access to the antennas and a representative from Verizon will come out to maintain the antennas every 4 to 6 weeks. Exhibits A-1 through A-7 were presented to show the photo locations of the antennas and all other equipment being installed for this project. The ladder being installed to for the Verizon employee to access the roof will be painted black. There was a suggestion by Ms. Taylor to paint the ladder red to match the existing railing along the bottom of the building and felt it would fit in better with the red brick. The applicant did not have an objection to that. The vinyl being used has a

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7 year warranty and Verizon has agreed to replace/fix any damage to the vinyl that should occur during the time it is being used. Exhibit A-8 (engineering plan) was shown and explained in depth on how the antennas will be placed to be maximize the use of the space they are being given to use. The basement of the building will be used as well to house some equipment, the space being used will only be allowed to be accessed by a Verizon Employee.

Mr. Andy Petersohn, PF Expert, gave his qualifications and was accepted by the Board as an expert in his field. Mr. Petersohn explained in depth the lack in coverage in this area from Verizon and why they were seeking this location for the placement of the antennas. Exhibit A-9 (existing coverage map) was shown to help further explain the reasons they needed to antennas and how they would be aiding in helping customers get better coverage in this area. The antennas are being designed with 5G network capability from the get go and he doesn't believe they will need to be upgraded anytime soon. This project will pose no health risk to those living around the place the antennas will be placed and Verizon will be complying with all FCC regulations. Mr. Turek introduced Dr. Firooz Aflatouni who is an RF expert from University of Pennsylvania School of Engineering and Applied Sciences and he proceeded to ask some questions about the antennas and how they will be working. Mr. Petersohn and Mr. Aflatouni spoke about some calculation issues on the report being presented and he asked that the report be corrected and an amended report be provided to the Board. Mr. Petersohn testified he felt he would be able to work through the calculation differences with the Professor without having to have the report amended but would be willing to do that should it need to be done. The professor testified he felt if the right safety mechanisms were put into place there would be no additional risk to those around. Mr. Petersohn explained how the equipment would shut down and an alarm will sound at the central location notifying the technicians there is a problem so they can be dispatched immediately to fix the problem.

Mr. Todd Gannon, Site Acquisition Specialist, provided his credentials and was accepted as an expert by the Board. He acquired this project in about 2016 and was asked to find the best place to place these antennas in Moorestown. He looked a numerous places and found Moorestown Trust Company on Main St. would be the best location and provide the best coverage for Verizon. He explained the process on how he comes to find the best locations to place antennas and what factors he looks for when scouting for locations. The Board asked about moving the wires to inside the walls of the building since they did not like the look of the fake gutters being proposed to hide the wires in, they also asked about moving the antennas further back on the building to not interfere will the beauty of Main St.

Mr. Jones asked for a brief 10 minute recess to speak with his client at 10:23pm. Mr. Jones and his team came back at 10:34pm and testified the applicant will be looking into moving the cables to the inside of the building as well as moving the gutter to the back of the building as suggested. Having to do this the applicant is requesting to carry the application to the September 20, 2022 ZBA meeting with no new notice required, all members of the Board were in agreement.

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**DISCUSSION:**

With no further business to discuss, Ms. Schill made a motion, seconded by Mr. Hanuscin to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 10:37pm.