

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
September 20, 2022**

MEMBERS PRESENT:

Walter Fazler
Lynne Schill
Vincent D'Antonio
Valerie Sirani, Alt. 1
Joe Hanuscin
Lynne Gallo
William Creeley

STAFF PRESENT

Peter Clifford, Board Secretary
Danielle Gsell, Recording Secretary
Melanie Levan ESQ, Board Attorney
Michelle Taylor, P.P, A.I.C.P Board Planner

Absent: Nicholas Repici, Alt. 2, and Tim Monahan

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.

Roll call is as listed above.

RESOLUTIONS:

- ZBA#2022-12, Anthony and Joanne Mazzarelli
 - 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#2022-14, Barette Widell
 - A motion to approve this resolution was made by Mr. Hanuscin seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

MINUTES:

- A motion to approve the August 16, 2022 was made by Mr. D'Antonio seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- Ms. Levan swore in the Board Professional to provide testimony on the applications being heard this evening

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PUBLIC HEARING:

- **ZBA#2022-15, Glenn and Jeanne Paulsen**, 345 Tom Brown Road, Block 5200, Lot 12, Zone R-1, Bulk Variance - Applicant proposes to locate a pole barn in front of the house on the property.
 - This application is being carried to the October 18, 2022 meeting. No new notice will be required.
- **ZBA#2022-13, Charles Magee**, 202 N. Lenola Road, Block 1101, Lot 24, Zone R-3, Bulk Variance to install 24' round swimming pool which exceeds zoning setbacks.

Mr. Magee, applicant and homeowner, was sworn in by Ms. Levan than she proceeded to review the application with Mr. Magee. He explained he installed the pool after he retired and during COVID (March 2022) after he had been up to Town Hall to see Mr. Clifford and fill out the permits. He then installed the pool after the permits had been denied due to set-backs requirements not being meant. Exhibit A (survey with pool included) was presented to show the Board where the pool was located and how he had moved it to ease some of the setback requirements. Since his lot is a corner lot he really doesn't have another place he would be able to move the pool to in order to not require a variance. Mr. Magee apologized for installing the pool without the proper paperwork and permits. Ms. Levan than went over the setbacks of the pool compared to his property lines and Mr. Magee agreed they were correct. When asked about fencing around the pool Mr. Magee testified his pool was above the height requirement for needing a fence around it but he did have a lockable entrance ladder to the pool that is required by code.

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

- **ZBA#2022-16, Antonio Santos**, 523 Creek Road, Block 8000, Lot 25&26, Zone R-1, Bulk Variance to permit construction for a new entry wall & double entry end gates.

Mr. Santos, applicant and homeowner, was sworn in and Ms. Levan reviewed his application with him. He explained to the Board he had a design similar to this approved last year but did not act on it so he needed to come back before the Board to reapply since the application had lapsed. He would like to have a gate and a wall installed at the end of his driveway since he has a problem with people coming into his driveway to turn around. He was concerned for the safety of his house and his family by the people continually coming onto his property. The proposed gate will be 8.65 ft. at the highest point which will be pleasing to the eye with the proposed wall being built. There will be soft decorative lighting and 2 large stone lions on the front of the wall. The gate will be about 31ft. from the front yard and match the colors and the materials of the house. Ms. Taylor reviewed her letter and the recommendations she had for the proposed wall and gate being installed. Mr. Santos provided additional testimony about the landscaping and

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how many trees he has planted since he has been living in the property. He also agreed to any recommendations Ms. Taylor made in her letter.

A motion to approve this Application with the following conditions:

- Install and Knox Box
- Mailbox numbers to be placed on both sides perpendicular to Creek Rd.
- Lights on the proposed wall will be no more than 3K
- New Survey will be provided to reflect the installed wall and gate
- Will file a new deed consolidating the lots

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

- **ZBA#2022-17, Bancroft**, 236 Route 38 West, Block 3400, Lot 3, Zone SRC-1, Bulk Variance for a larger building sign and a second building sign.

Mr. Kirk Pavoni, attorney for the applicant, introduced himself and was sworn in by Ms. Levan than provided testimony about the background of the applicant and the programs they have to offer the community. The applicant is looking for a larger sign for the front of the building since they have signed a 15 year lease and would like to “brand” the building since they occupy a majority of the space in the building. This site is used for an employee training center and the applicant feels it’s hard to see the current sign from the road so they would like to install something bigger and more inviting. The applicant officially occupied the building in August 2022 after a years’ worth of renovations to customize the building to suit the needs to the company.

Mr. Pavoni introduced Mr. Dennis O’Hara, Senior VP of Compass Sign CO. to provide additional testimony to the proposed sign and how it would be situated on the building. He testified the “Bancroft” sign on the top of the building will be lit and visible until about 10pm as the ordinance states. They will be using an LED light so there will not be any lighting issues to those who live across Rt. 38 near Strawbridge Lake. He also showed other businesses surrounding Bancroft that had larger signs on the fronts or sides of their building. Mr. O’Hara believes the new proposed signs will bring beauty to the front of the building and doesn’t feel the lights from the signs will bring any impact to those traveling down Rt. 38 or living across the street at Strawbridge Lake. Ms. Taylor reviewed her letter and the recommendations about the property in which the applicant has agreed to all recommendations and will also be planting street trees in the front of the building aid in the blocking some of the lighting coming from the new signs. There was discussion from the Board members about how they didn’t feel the building needed a

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larger sign since had not shown a hardship on why the sign size they currently had was not adequate as well as the lighting causing issues on Rt. 38. They felt “branding” the building was not necessary since the surrounding commercial buildings did not have lit signs and people could still them. There also discussion about the existing signs and how they meet the requirements of the ordinance.

A motion to approve this Application was made by Ms. Gallo seconded by Mr. Hanuscin. The roll call vote of eligible Board Members 5 to 2 in favor. Motion Carried.

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 8:22pm.