

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
November 15, 2022**

MEMBERS PRESENT:

Walter Fazler
Valerie Sirani, Alt. 1
Vincent D'Antonio
Tim Monahan
Lynne Gallo
William Creeley
Nicholas Repici, Alt. 2

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 (@7:09pm)

Absent: William Creeley, Joe Hanuscin, Lynne Schill

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#2022-15, Glenn and Jeanne Paulsen
 - 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#2022-18, Thomas Braddock
 - A motion to approve this resolution was made by Ms. Gallo seconded by Mr. Monahan. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- ZBA#2022-19, Adrienne & Michael Carr
 - A motion to approve this resolution was made by Mr. Monahan seconded by Ms. Gallo. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- ZBA#2022-20, Hristos & Virginia Kolovos
 - 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 October 18, 2022 was made by Mr. Creeley seconded by Ms. Gallo. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

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PUBLIC HEARING:

- **ZBA#2022-22, Jacob and Samantha Brickley**, 216 S. Washington Avenue, Block 4501, Lot 21, Zone R-3, Bulk Variance to rebuild existing garage in current location to provide proper footings and extend garage by 10' in the rear.

Ms. Levan swore in the applicant and asked to review the application with them regarding what they will be doing with the new proposed garage. Ms. Kim Bunn, architect on the project was also sworn in to provide testimony to the size of the existing garage as well as the new one. The existing garage is 442 sq. ft. and the applicant will be adding an additional 182 sq. ft. to the space. Since the old garage is in such poor condition and very old the applicant will be tearing that down and replacing it with new a concrete foundation and the barn will be made out of wood. The new garage will need to be raised and new footings added since the old ones are in poor condition and are not stable enough to accommodate the new space. The new proposed garage will be used as storage and will continue to have electric run to it but will not be able to use as a living space. There will be no bathroom or running water to the property. The Board asked about storm water runoff and encroachment on the neighboring property but since this new garage will be identical to the old one the storm water will continue to run off the back and there will be no encroachment on the property.

- A motion to approve this Application was made by Mr. Monahan seconded by Mr. D'Antonio. The roll call vote of eligible Board Members unanimous in favor. Motion Carried.
- **ZBA#2022-24, Kamaljit Singh**, 1 Farm House Court, Block 7500, Lot 1.16, Zone R-1, Bulk Variance - Construction of a new deck.

Ms. Levan swore in Ms. Taylor for this application to provide testimony to her letter dated 10/25/2022. Ms. Levan also sworn in the applicant, Kamaljit Singh, nephew, Shamikh Kazmi from 6 Leen Rd Allentown, PA. and his son, Angandpreet Auja also from 1 Farmhouse Ct. Moorestown, NJ to provide testimony to the application. Mr. Kazmi reviewed the application with Ms. Levan and testified they only had about 10 ft. to work with since the house was built on the lot oddly making it harder for them to be able to do things they would like on the property. They would like to tear down the existing deck they have and build a much larger one for the family to be able to be on and enjoy the space. They would like to be able to have their grandmother be able to walk around the deck without fear of being knocked over by the children playing outside. Exhibit A-1 (survey) was shown to the Board so they would be able to see where the new proposed deck would going and how it would be situated on the lot. Exhibit A-2 (New Deck) was shown to give an idea on how far above grade level this deck would be and what the steps would look like. There was much discussion about how the deck was situated on the lot and how the deck was figured to be 113ft. from the drainage easement as shown on the drawings. Ms. Taylor was able to assist the Board in understanding how the numbers were figured out and what they needed to keep in mind when looking at the application. The Board was concerned about being able to see the deck from Hartford Rd. but the applicant ensured them they would not be able to see that much since he had planted

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between 100 and 150 Evergreen trees around his property to create a more private area for his family to enjoy. When asked why the applicant wanted a deck this large he testified that his family would like to sit outside and enjoy their time together with enough space to move around since they have a large family and are always entertaining.

Ms. Taylor reviewed her comments and concerns in the TDG letter dated 10/25/2022 and the applicant addressed the concerns and comments made. The Board suggested to the applicant they square off the deck and shorten the one side to make it less of a variance request but keeping with the size they are looking for. Since the plans submitted with the application had discrepancies the Board would like the applicant to go back to the architect and the surveyor and have a better depiction done of what they are actually trying to do so the Board can see it and they can have a more clear picture of what the applicant is trying to achieve with building this new deck. With the information from the Board of what they were looking for in the application the applicant asked to have the application continued to the December 20, 2022 Zoning Board Meeting with no new notice required. The Board granted this request and the application will be heard at that meeting and new plans will be provided to the Board for review prior to the hearing.

DISCUSSION:

With no further business to discuss, Ms. Gallo made a motion, seconded by Mr. D'Antonio to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 8:31pm.