

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
June 20, 2023**

MEMBERS PRESENT:

Walter Fazler
Lynne Schill
Vincent D'Antonio
William Creeley
Joe Hanuscin
Valarie Sirani
Timothy Monahan

STAFF PRESENT

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

Absent: Nicolas Repici Alt. 1, Caryn Shaw Alt. 2

Mr. Fazler called the meeting to order in the Council Chambers at 7:10pm by reading the Open Public Meetings Act statement. A moment of silence was followed by the Pledge of Allegiance.

The encoder was not functioning (server error) therefore the meeting could not be lived streamed nor could it guarantee a valid recording.

Roll call is as listed above.

RESOLUTIONS:

- **ZBA#2023-12, Dennis Matusche, 1273 N. Church St., Block 3500 Lot 63, Use Variance request from Section 180-67.2 (A 1-16)- Unit #103, approximately 7500 sq. ft to be used as a dog day care, boarding and grooming facility.**
 - 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.
- **ZBA#2023-14, Gaurav Sharma, 130 Oakmont Dr., Block 9202 Lot 16, Bulk Variance request from section 180-10 (E-6) to allow an inground pool to be 10' from the rear property line where 25' is required.**
 - 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.
- **ZBA#2023-13, Brian Smith & Adrienne Hollander, 701 Kimberly Drive, Block 7500 Lot 19, Bulk Variance request from Section 180-9 (c) to allow for the**

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
June 20, 2023**

installation of a 4' high aluminum fence within the front yard setback along a major thorough fare.

- A motion to approve this amended resolution to include the language “chain link” was made by Mr. D’Antonio seconded by Mr. Creeley. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

MINUTES:

- A motion to approve the May 30, 2023 was made by Mr. D’Antonio seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

NEW BUSINESS:

- **ZBA#2020-23EXT, Cambridge Property1, LLC, 255 East Main Street, Block 6102 Lot 15.01, Extension Request for 1 year for Use Conditional Variance approval and Preliminary and Final Site Plan approval ZBA#2020-23.**

Mr. Michael Vitiello, attorney for the applicant introduced himself to the Board and spoke about the reason for the application extension request. The applicant is asking for a one-year extension on the approval granted on January 19, 2021, they would like to extend the approval until January 19, 2024. The applicant has started the soil remediation on the property to gain a head start on the project so they have an idea on what will need to be done in order to take out the correct permits. Since the approval the new owners have faced challenges such as COVID and navigating being the new owners and this is the reason behind needing to request an extension. Mr. Vitiello provided a brief overview of the application for the Board members that were not a part of the original application. Some of the Board members had questions about the proposed renovations and additions being done on the site. Mr. D’Antonio expressed his concern and non-support for this application since the property doesn’t seem to be any better in his opinion since the new owners have taken over.

Mr. Thomas Kilcourse, Executive VP of Plant Operations, was introduced and sworn in to speak to the conditions of the property and what the applicant plans on doing to ensure the property is more pleasing to the eye. He spoke about trees that have been taken down at the request of the neighbors and how they will be replacing them with new trees. He also testified to the upgrades that have been made to the interior of the building and how he felt the new proposed addition would create a better facility. There were also additional comments about the original application and how the applicant was still willing to comply with all conditions of approval.

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
June 20, 2023**

Mr. Monahan recused himself from the application since he lives within 200 ft. from the property and cannot vote on this application.

PUBLIC COMMENT:

Mr. Tim Monahan-303 E. Main St

Mr. Monahan felt this property has been cleaned up and the applicant is doing a good job at making this facility esthetically pleasing to the eye. He felt the improvements and upgrades were necessary and thanked the applicant for making the place more beautiful.

- A motion to approve this Application was made by Mr. Hanuscin seconded by Ms. Schill. The roll call vote of eligible Board Members 6 to 1 in favor. Motion Carried.

- **ZBA#2023-18, 123 West Maple Avenue, Block 4107 Lot 8, Bulk Variance Relief from Section 180-25E to permit 14.8' where 25' is required for the installation of a pool.**

Ms. Meredith Mancine and Curtis, applicants were sworn in to provide testimony to the application and why they were seeking relief. Ms. Levan reviewed the application with the homeowners and asked them to describe what relief they were seeking and why. Ms. Mancine testified they have a non-conforming lot which would make it hard for them to install something smaller than a baby pool. Ms. Mancine also testified to the items that have been removed from the yard in order to take the impervious coverage from 35.5% down to 35% making it easier for them to request this relief for the pool. There was discussion about the surrounding neighbors and how their property was non-conforming compared to the others. The proposed pool will be 16X8.

- A motion to approve this Application was made by Mr. Hanuscin seconded by Mr. D'Antonio. The roll call vote of eligible Board Members unanimous in favor. Motion Carried.

- **ZBA#2022-26, 227 Fairview 08057 LLC, 227 Fairview Avenue, Block 2107 Lot 15, Interpretation of pre-existing use to allow accessory overnight outdoor parking of vehicles/trailers, consistent with prior uses and/or variance. Alternatively, Use Variance supporting ancillary/accessory parking.**
 - Due to the encoder not functioning this application is being carried to September 2023 with no new notice required.

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
June 20, 2023**

SWEARING IN OF PROFESSIONALS:

Ms. Taylor attended the meeting but did not stay due to ZBA#2022-26 was being carried to September 2023.

DISCUSSION ITEMS:

NONE

With no further business to discuss, Mr. Hanuscin made a motion, seconded by Ms. Sirani to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 7:56pm