

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
July 18, 2023**

MEMBERS PRESENT:

Vincent D'Antonio
William Creeley
Attorney
Joe Hanuscin
Timothy Monahan
Planner
Nicolas Repici Alt. 1
Caryn Shaw Alt. 2

STAFF PRESENT

Patty Muscella, Board Secretary
Melanie Levan ESQ, Board

Danielle Gsell, Recording Secretary
Michelle Taylor, P.P, A.I.C.P Board

Absent: Walter Fazler, Lynne Schill, Valerie Sirani

A motion was made to appoint Mr. D'Antonio as the Chairman for this meeting since both the Chairman and Vice Chairman were not in attendance during this Zoning Board Meeting.

- Motion made by Mr. Hanuscin seconded by Mr. Creeley. Board members was unanimous in favor. Motion Carried.

Mr. D'Antonio 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.

SWEARING IN OF PROFESSIONALS:

Ms. Levan swore in Ms. Michelle Taylor to provided testimony on the applications.

RESOLUTIONS:

- **Resolution ZBA#2020-23EXT, Cambridge Property 1, 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.**
- This motion was tabled for the next meeting due to Board members allowed to vote were not in attendance for this meeting.
- **Resolution 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.**

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- 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 20, 2023 was made by Mr. Creeley seconded by Mr. Hanuscin. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

NEW BUSINESS:

- **ZBA#2023-19, Brandon Pugh, 310 Borton Landing Road, Block 7401 Lot 10, Use Variance relief from Article IX, Section 180-69A to permit residential where residential is not permitted in the BP2 zone however the residential use is pre-existing. Relief from Article IX, Section 180-70A to permit variance from various Bulk standards and requirements.**

Mr. Pough was sworn in and provided the information about the application and why he was coming before the Board with his application. He spoke about the house being built in the 1800's and the historic nature of the property. Since he is in a "special" district he is required to get the variance for the proposed addition on this property. He will be adding 2 additional bathrooms on the second floor as well as enlarging the kitchen. There was talk about the materials being used and how the homeowner would continue to ensure the historic look and feel of the property would remain the same.

When asked about what is around him Mr. Pough testified there are just open fields owned by Lockheed Martin and a residential neighborhood across the street that would not be able to see this addition. There is an existing patio on the back of the house that will be torn out for this addition since both the homeowner and his architect felt would be the best option for this project. There was discussion about the tower that was constructed by Lockheed Martin about 6 months ago but he didn't think was a functioning tower since he didn't see anyone there all the time.

Ms. Taylor spoke to her letter siting her thoughts on the application. She feels that this application was special since the house is zoned differently than all other homes in the area. She suggested the applicant place street trees in the front of the property as well as no flood/spot lights being placed on the proposed addition. There was a recommendation from Ms. Taylor to the Board that there be a condition of approval to apply the R-2 standards to this property for accessory structures so

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the homeowner doesn't need to continually come back to the Board every time he wants to do something to his property that would not require a variance for the R-2 zone.

PUBLIC COMMENT:

NONE

- A motion to approve this Application with the following conditions:
 - No Flood/Spot Lights on addition
 - R-2 Residential District Rules be applied to this property for future accessory structures

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

DISCUSSION ITEMS:

NONE

With no further business to discuss, Mr. Hanuscin made a motion, seconded by Mr. Creeley to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 7:33pm