MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT MEETING
February 20, 2024

MEMBERS PRESENT:
Vincent D'Antonio
Caryn Shaw, Alt. 1
Joe Hanuscin
Timothy Monahan
Lynne Schill
Greg Heleniak, Alt. 2

STAFF PRESENT
Nancy Jamanow, Board Secretary
Melanie Levan, Board Attorney
Danielle Gsell, Recording Secretary
Michelle Taylor, Board Planner

Absent: William Creeley, Walter Fazler, Nicholas Repici

Mr. D'Antonio 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:

- **None**

MINUTES:

- A motion to approve the January 16, 2024 was made by Ms. Schill seconded by Mr. Heleniak The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

SWEARING IN OF PROFESSIONALS:

- Ms. Levan swore in Ms. Michelle Taylor to provide testimony on any applications.

NEW BUSINESS:

ZBA#2024-10, Hannah and Nicholas Leonard, 101 W. Oak Ave, 4200/18, Bulk Variance for Side Yard Setback

Ms. Levan swore in the applicant to provide testimony to the application in front of the Board for an addition of a porch and an overhang that was proposed. Exhibit A, survey (sheet 2) was shown to the Board to give the idea of the set-back being asked for as well as what the proposed porch and overhang would look like when completed. There was discussion about what the porch would look like and how it would be designed as an open layout. The applicant is asking for the porch to protect his family and the front of the home from the elements of the weather. The proposed porch will have pillars in the front as shown on Exhibit B (sheet 4). The applicant testified they would be keeping with the feel and design of the house and those of the neighborhood. The materials being used will be consistent with the materials on the house currently. The applicant would also like the porch for the enjoyment and safety of his family. Ms. Levan reviewed the variances being requested from the applicant so the Board would be able to make the best decision based on the testimony and facts in front of them.

- A motion to approve this application was made by Mr. Hanuscin seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

ZBA#2023-34 Total Rehab at Moorestown, 212 Marter Avenue, 6505/14.01, Site Plan Waiver and Bulk Variance for 3 signs.

Mr. Kristopher Berr, Attorney for the applicant, introduced himself and the professional Mr. Jerry Greenberger from Boropark Signs to testify to the application. Exhibit A-1 (sign package) A-2 Street View, North and Exhibit A-3 Street View, South. Mr. Berr reviewed the application with the Board testifying the applicant was looking to install/replace current signage for the business with larger signs to make it easier for those coming to the facility to find it. The only current free-standing signs the facility has is very small and cannot easily be seen from the road. He spoke to the letters from the Appearance Committee and Ms. Taylor testifying the applicant was willing to comply with the lighting comments of only being 2700k when lite. The new proposed sign will be placed in the same location facing the same way and the new proposed free-standing sign will be identical on the opposite side of the driveway. There was discussion about maintaining the signs and how the wall mounted sign would be lite during the time the facility was open which is 24 hours. The 2 free-standing signs will utilize the pre-existing ground mounted lights to illuminate the signs as you come into the driveway.

The Board asked about placing the one free-standing sign in a slightly different location since there is a stop sign in front of the sign and they felt it made it harder to see when it is replaced. There were questions surrounding the size of the current sign compared to the proposed sign.

Ms. Taylor spoke to her letter and thanked the applicant for providing the site plans with the mark outs of the signs. She spoke to the request in her letter for the lights being at 2700k and asked the Board to consider putting the request as a condition of approval. She also asked the Board to consider also placing a condition of approval that if the landscaping needs to be removed for the new signs that the applicant replace what was removed in accordance with the previously approved site plan. Mr. Berr summed up the application and thanked the Board for their time and asked they consider the application for approval. Ms. Levan also reviewed what the applicant was asking for and reviewed the conditions of approval with the Board.

- A motion to approve this application with the conditions was made by Ms. Schill seconded by Mr. Hanuscin. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

ZBA#2024-09, Healthtrax Moorestown, LLC, 401 Young Ave, 6800/1, Bulk Variance for signs

Mr. Peter Chacanias, Attorney for the applicant introduced his witnesses Mr. Chris Carabailo-VP of Operations and Mr. Dennis O'Hara, Compass Sign Company to provide testimony to the application. Mr. Carabailo was sworn in and gave an overview of his duties as the VP of operations to Healthtrax. He testified the reason and motivation behind choosing this location in Moorestown to open a facility for those living around the area. The facility offers medical rehab as well as general fitness which he felt was important for someone's health. He has hopes that by increasing the signs around the building it will allow more people to see what is there and be able to come and use the facility.

Mr. Dennis O'Hara from Compass Sign Company was sworn in to provide testimony to the proposed signs. Exhibit A-1 (old Virtua logo) was shown to give the Board an idea on where one of the proposed signs would be placed if approved. There will be no additional lighting for the new signs being proposed, if there is lighting on the building illuminating a sign the applicant will use that lighting. There were questions regarding the materials being used for the lettering of the one window sign. Mr. O'Hara testified they use high quality 3M materials to create the sign and it has a 7 to 10-year warranty. Ms. Taylor reviewed her letter and highlighted the chart she provided to show the sign standards in accordance with the ordinance. Exhibit A-2 (old Virtua logo before re-brand) was shown to give the Board and idea on what the new sign would look like when it was mounted on the side of the building. The Board was concerned about other tenants in the building wanting to put additional signs outside of the building since the applicant was seeking to do the same. The applicant testified they had a meeting with the owner of the building prior to putting in the application for the new additional signs. There was additional discussion about erring on the side of caution asking for a larger sq. ft. area for the signs since the ordinance can be open to interpretation, which the applicant wanted to do.

Mr. Chacanias summed up the application and thanked the Board for their time and requesting they approve the application. Ms. Levan summed up what variances the applicant was seeking siting specifically they were asking for 338.5 sq. ft where 100 sq. ft is permitted. The Board then expressed their concerns about the size of the lettering on the window of the building and its height. They also wanted to make sure that sign will be maintained and no letters will be peeling and/or falling off. The applicant agreed to maintain the lettering as a condition of approval. They also spoke about the importance of branding for the applicant since they are new to this area.

- A motion to approve this application with conditions was made by Mr. Hanuscin seconded by Mr. Heleniak. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

DISCUSSION ITEMS:

2023 Annual Report

Mr. D'Antonio asked about the CSLR recommendation that was taken out of the Annual Report and Ms. Levan spoke to the definition of family and how the Council has voted on the "new" definition of family as it should read in the ordinance. Ms. Jamanow will review the recommendations and come up with a new possible recommendation for the Board to review at the next meeting in March. The Board agreed to this and will not be voting on the Annual Report at this meeting.

ADJOURNMENT

With no further business to discuss, Mr. Hanuscin made a motion, seconded by Ms. Schill to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 9:03pm