

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
April 16, 2024**

MEMBERS PRESENT:

Vincent D'Antonio
Caryn Shaw, Alt. 1
Joe Hanuscin
Timothy Monahan
Lynne Schill
Greg Heleniak, Alt. 2
Walter Fazler
Nicholas Repici

STAFF PRESENT

Nancy Jamanow, Board Secretary
Melanie Levan, Board Attorney
Danielle Gsell, Recording Secretary

Absent: William Creeley

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:

- NONE

MINUTES:

- A motion to approve the March 19, 2024 was made by Mr. Hanuscin seconded by Ms. Schill The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

SWEARING IN OF PROFESSIONALS:

- None

NEW BUSINESS:

- ZBA #2024-11 Gaurav Sharma, Block 9202 Lot 16, 130 Oakmont Drive, Bulk Variance for Rear Yard Setback

The applicant was sworn in by Ms. Levan and asked to provide brief testimony to the application. The copy of the survey that was provided in the application packet. Mr. Sharma provided testimony about the paver patio and what the intended use was. He is asking for a 10 ft. setback to be in line with his pool in which he was before the Zoning Board and gained approval. Mr. Sharma spoke about the area around the pool and how he needed the larger patio since he had a large family and does a lot of entertaining. The area was 227 sq. ft. and will now be 966 total square feet with the added patio. The proposed patio will be covered with a roof and will not be enclosed. Mr. Sharma testified the roof would be connected to the house somehow but did not have the specifics since he was waiting for approval from the Board for the patio before he made additional plans. When asked why he didn't seek this

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approval with the original application for the pool and Mr. Sharma explained he thought he was gaining the approval for both but when he came in to get the zoning permit for the patio he was told he needed to have the Board approval first.

Mr. D'Antonio questioned the figures provided on the application and when the math was redone there were changes to the numbers originally recorded. The impervious coverage will now be 42.6% not the 47.1% that was provided on the application and the total impervious coverage will be 6978 sq. ft not the 7717 sq. ft. given.

- A motion to approve this application was made by Ms. Schill seconded by Mr. Hanuscin. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- ZBA #2024-12 Samir and Roma Zarapkar, Block 9201 Lot 7, 133 Oakmont Drive, Bulk Variance for Side Yard Setback
 - The application was not heard this evening due to not providing notice. The applicant will need to notice and be heard in the May Zoning Board Meeting.

DISCUSSION ITEMS:

NONE

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 7:22pm