

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
May 21, 2024**

MEMBERS PRESENT:

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

STAFF PRESENT

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

Absent: Greg Heleniak, Alt. 2

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:

- ZBA #2024-11 Gaurav Sharma, Block 9202 Lot 16, 130 Oakmont Drive, Bulk Variance for Rear Yard Setback
 - A motion to approve this Resolution was made by Ms. Schill seconded by Mr. Hanuscin. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

MINUTES:

- A motion to approve the April 16, 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 #2024-12 Samir and Roma Zarapkar, Block 9201 Lot 7, 133 Oakmont Drive, Bulk Variance for Side Yard Setback. (19' where 25' is required)

Ms. Levan swore in the homeowner to testify to the application in front of the board as for the variance to build a deck on the back of the property where there is a current stamped concrete patio. The homeowner stated they will be removing the stamped concrete patio and replacing it with the patio. There was a review of the property layout and the Board expressed concern for the area since the builder put such a large house on a smaller lot which makes it harder for the homeowner to make

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improvements to the property without having to come before the Board for approval. The Board agreed this patio would be a good addition to the property.

- A motion to approve this application was made by Mr. D'Antonio seconded by Mr. Hanuscin. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- ZBA #2024-14 Danial and Jessica Beiting, Block 1610 Lot 3, 112 N. Colonial Ridge, Bulk Variance for Lot Coverage. (32.4% where 30% is permitted)

Mr. Burns, attorney for the applicant introduced himself and asked to have Mr. Beiting, homeowner and Mr. John Martin, architect sworn in to provide testimony to the application before the Board. Mr. Burns proceeded to give details on the application and why the homeowners are asking for the addition to be put on. Since the applicant's son is non-verbal and has mobility issues they need to have his bedroom and bathroom placed on the first floor so it is easier for them to take care of him without having to worry about going up and down the stairs and risk someone getting hurt. They will be removing a covered deck and walkway to make room for the addition. The narrowness of the lot and the smaller size of the lot makes it harder to do the renovations since their lot is much smaller than those surrounding them. Mr. Beiting was introduced to provide additional testimony as to his son's medical conditions and why they were asking the Board to approve the application for the proposed renovations. The total addition will be 621 sq. ft. which will include a new bathroom and bedroom on the first floor as well as moving the dining room and kitchen to the back of the house and bringing the laundry from the basement to the second floor for easier access. Exhibit A-1 (photos of current house) taken by the homeowner were shown to the Board providing a visual of what the current outside layout and look is of the house to help further the reasons for needing the addition. Mr. Beiting stated they moved into Moorestown from Philadelphia for the special needs program at Baker School and would love to be able to stay in their home.

Mr. Martin provided his qualifications and asked to be accepted as an expert by the Board. He provided additional testimony to the design and the layout of the addition and why he felt this would be pleasing to the eye and fit in with the neighborhood. He didn't feel this would be a detriment to the area and would only increase the value. There was discussion about the stormwater run off and where it was currently going compared to where it would be directed when the addition was done. There was also discussion about retention basins and if there was a current "plan" for one. Mr. Beiting stated there was no current issues with standing water in the backyard even during the heavier rains.

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PUBLIC COMMENT:

Ms. Sharon Burns- 602 Bowling Green

Ms. Burns was sworn in and provided testimony on why she was in support of this application. She feels the family does a fantastic job of caring for their son and she is excited to see them trying to stay in Moorestown.

Mr. Porter Rice- 603 E. Camden Ave

Mr. Rice was also in support of this application, he feels the family is deserving of a more functional space they can enjoy with their sons while making it easier to care for them.

Ms. Karen Simpson- 122 N Colonial

Ms. Simpson also expressed her support for the application and is proud to know the family. She feels this will be a huge help in the care for their son and his needs.

Mr. Burns summed up the application and asked the Board to take into consideration the needs of the family and how this approval would be a help in caring for their son as well as allowing them to stay in Moorestown where they are receiving the help they need from the school for their son.

The Board expressed their likeness for the efforts put into the design and mitigation of the increase being requested on the property with the proposed addition. They all agreed this would be an easy application to approve.

- A motion to approve this application was made by Mr. Hanuscin seconded by Mr. Creeley. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- ZBA #2024-15 Marianne Riggins, Block 4107 Lot 7, 121 West Maple Avenue, Bulk Variance for Front Yard Setback (16' where 20' is required) and Lot Coverage (35.4% where 35% is permitted)

Ms. Levan reviewed the application with the homeowner asking her to describe what she was coming before the Board for. The applicant is asking to have a portico roof placed over the existing porch/step so when she is coming in from outside she is protected by the elements. The impervious coverage will be increasing to 35.4% where 35% is allowed. This coverage also includes a new walkway, back deck and possible rain garden. The applicant was not sure on questions being asked about the rain garden or the plans for the back deck since they were projects in the future and she would need to discuss additional details with her architect. Since there were additional questions needing to be answered the applicant was going to sit with her architect since his numbers were different than what was given on the lot coverage sheet and check for accuracy. She requested adjournment until the 6/18/2024 meeting with no new notice being required.

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- ZBA #2024-22 EXT 121-125 W. Camden Avenue, LLP, Block 1100 Lots 12-16 and Block 1102 Lots 40-44, 121-125 West Camden Avenue and 201-213 West Camden Avenue, Extension of an Approval.
 - This application was carried to the June 18, 2024 meeting with no new notice being required.

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 8:09pm