

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
August 20, 2024**

MEMBERS PRESENT:

Vincent D'Antonio
Greg Heleniak, Alt. 2
Lynne Schill
William Creeley
Caryn Shaw, Alt.

STAFF PRESENT

Patty Muscella, Board Secretary
Melanie Levan, Board Attorney
Danielle Gsell, Recording Secretary

Absent: Timothy Monahan, Nicholas Repici, Walter Fazler, Joe Hanuscin

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.

RESOLUTIONS:

- RESOLUTION ZBA #2024-15 Marianne Riggins, Block 4107 Lot 7, 121 West Maple Avenue, Bulk Variance for Front Yard Setback (16' where 20' is required)
 - A motion to approve this Resolution was made by Ms. Schill seconded by Mr. Heleniak. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- RESOLUTION ZBA#2024-17 Hageman, Block 4303 Lot 13, 31 East Central Ave., Bulk Variance for Side Yard Setback (9.12' where 12' is required)
 - A motion to approve this Resolution was made by Mr. Heleniak seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

MINUTES:

- A motion to approve the July 16, 2024 was made by Mr. Creeley seconded by Mr. Heleniak. The roll call vote of eligible Board members was unanimous in favor. Ms. Shaw abstained from voting since we was not present at the meeting. Motion Carried.

SWEARING IN OF PROFESSIONALS:

- None

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NEW BUSINESS:

- ZBA#2024-16 Betz/Ivanov, Block 4503 L 10, 233 S. Washington Ave., Bulk Variance to permit a 6' high fence in the Front Yard Setback where 3' is permitted. (Carried from July 16, 2024 ZBA Meeting)
 - Ms. Levan informed the attorney and applicant for this application that there were only 4 voting members since Ms. Shaw was not present for the testimony to this application at the July 2024 Zoning Board Meeting. The attorney spoke to his client about how they would like to proceed with the application since they would need all 4 members to vote in favor of the application. The applicant decided to carry the application to the September 17, 2024 Zoning Board meeting with no new notice being required.
- 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. (Carried from July 16, 2024 ZBA Meeting)
 - This application was withdrawn
- ZBA#2023-27P&F MRE Five, LLC, 800 N. Church Street, Block 1500 Lot 3, Preliminary & Final Site Plan with Variances. The Applicant is proposing to demolish the existing structure and construct a self-storage facility with a 26,000sf building. Site improvements include stormwater management, grading, reduction of parking spaces, landscaping and lighting.
 - This application will be carried to the September 17, 2024 meeting with no new notice being required.

DISCUSSION ITEMS:

ADJOURNMENT

With no further business to discuss, Mr. Heleniak made a motion, seconded by Ms. Schill to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 7:08pm