

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
January 21, 2025**

MEMBERS PRESENT:

Walter Fazler
William Creeley
Vincent D'Antonio
Joe Hanuscin
Lynne Schill
Greg Heleniak,
James Davis, Alt. 1

STAFF PRESENT

Patty Muscella, Board Secretary
Danielle Gsell, Recording Secretary

Absent: Timothy Monahan

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#2020-08EXT2, ACTS Management Services, Inc., 309 Bridgeboro Road, Block 5400 Lots 11-15, Extension Request #2 to April 20, 2025.
 - 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.
- ZBA#2024-27, Thomas and Valerie Holmes, 217 Whittier Ave., Block 1201 Lot 27, Applicant requests a 6' high chain link fence within the front yard area where 3' is allowed.
 - A motion to approve this Resolution was made by Mr. D'Antonio seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- ZBA#2024-25, Balducci, Inc., 304 W. Route 38, Block 3201 Lot 6, Applicant requests 'D' variance relief to permit a commercial fitness center in the existing building in the SRC-1 zone where such use is not specifically permitted.
 - A motion to approve this Resolution was made by Mr. Hanuscin seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

MINUTES:

- A motion to approve the December 17, 2024 was made by Mr. D'Antonio seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

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- **Administration of Oaths**

- a. Lynne Schill, Full Member
- b. James Davis, Alternate 1
- c. Greg Heleniak, Full Member

- **Selection & Election of Officers – 2024**

- Chairman- Walter Fazler

- A motion to appoint Mr. Walter Fazler as Chairman was made by Mr. Hanuscin seconded by Mr. Creeley. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

- Vice Chairman

- A motion to appoint Mr. Vincent D’Antonio as Vice Chairman was made by Mr. Creeley seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

- **Adoption of Resolutions:**

- **2025-01** Annual Notice Resolution & Meeting Schedule

- 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.

- **2025-02** Zoning Board Secretary

- A motion to approve this Resolution appointing Ms. Patty Muscella and Mr. Damian Gill as alternate was made by Mr. Heleniak seconded by Mr. Hanuscin. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

- **2025-03** Zoning Board Recording Secretary and Alternate Secretary

- A motion to approve this Resolution appointing Ms. Danielle Gsell as Recording Secretary and Mr. Laura Moore as Alternate Recording Secretary was made by Mr. D’Antonio seconded by Mr. Hanuscin. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

- **2025-04** Zoning Board Attorney

This Resolution will be voted on after additional interviews have taken place at the special meeting being held on January 29, 2025.

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- **2025-05** Zoning Board Engineer
 - A motion to approve this Resolution appointing Mr. Chris Knoll, ERI was made by Mr. Hanuscin seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- **2025-06** Zoning Board Planner
 - A motion to approve this Resolution appointing Ms. Michelle Taylor, Taylor Design Group was made by Mr. Hanuscin seconded by Mr. Creeley. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- **2025-07** Resolution Electronic Guidelines
 - A motion to approve this Resolution was made by Mr. Hanuscin seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- **2025-08** Closed Session- Discussion & Interview of Zoning Board Professional for Attorney, Engineer & Planner
 - A motion to enter into closed session at 7:12pm was made by Mr. Heleniak seconded by Mr. Hanuscin. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
 - The Board returned to the dais at 8:41pm, closing out the closed session
- Discussion Items- 2024 Annual Report

The 2024 Annual Report will be discussed at the special meeting being held on 1/29/2025.
- Adjournment

With no further business to discuss, Mr. Hanuscin made a motion, seconded by Mr. Heleniak to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 8:45pm