

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
May 20, 2025**

MEMBERS' PRESENT:

Vincent D'Antonio
Greg Heleniak
Lynne Schill
Timothy Monahan
Joe Hanuscin
James Davis
Margaret Brossy, Alt. 1

STAFF PRESENT:

Damian Gill, Board Secretary
Eileen Fahey, Board Attorney
Danielle Gsell, Recording Secretary
Michelle Taylor, Planner
Christopher Knoll, Engineer

Absent: William Creeley, Walter Fazler

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:

- ZBA#2023-17EXT, Mathoan Gas #9, LLC, 401 Mount Laurel Road, Block 6305 Lot 1&2. Request for Use Variance Approval Extension
 - 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.
- ZBA#2020-28EXT #3, ACTS Management Services, Inc., 309 Bridgeboro Road, Block 5400 Lots 11-15. Request for Conditional Use Variance, Preliminary and Final Site Plan with Variance Extension.
 - 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.
- ZBA#2025-13 Schultz, 220 Highland Ave. Block 2606 Lot 10. 'C' Variance request for a 6' high fence in the front yard where 3' is 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.
- ZBA#2025-17 Brickley, 552 Eaglebrook Ave., Block 5701 Lot 19. 'C' Variance request to Permit a Front Porch expansion with a 44' front yard setback where 50' is required.
 - 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.

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MINUTES:

- A motion to approve April 15, 2025 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:

- Ms. Fahey swore in Mr. Knoll and Ms. Taylor to provide testimony to the applications.

NEW BUSINESS:

- ZBA#2024-29 Rupert & Johnson, 226 S. Washington Ave., Block 4501 Lot 17. Request for Bulk Variance relief for rear and side yard setbacks, 30% building coverage where only 25% is permitted, and 46.7% impervious coverage where 35% is permitted.

Ms. Schill recused herself from this application and stepped down from the dais. Ms. Kim Bunn, architect and the applicants were sworn in to provide testimony to the application. Ms. Bunn explained there had been revisions to the plans originally submitted which would be bringing the impervious coverage from 51.7% to 42.3% which did not require as many bulk variance reliefs as originally asked for. Ms. Rupert gave testimony to the application siting they wanted to have the addition put on since they have a teenage daughter and one bathroom was not working for the family. they also wanted to be able to bring the laundry from the basement to the 1st floor. There is also a proposed screened in back porch that will be going where the existing back porch currently is. They will be tearing down the old garage that is in bad shape and moving it to the other side of the house. There will be no foot print change to the house with these proposed renovations. There will be no running water or electric to the new above the garage space as Mr. Johnson will be using it as a hobby room for his fly-fishing materials.

Ms. Rupert spoke to her love for gardening and plans on installing rain barrels to help mitigate some of the water run off the house experiences when it rains. There will be a sump pump installed in order to avoid having flooding or water in the basement.

Ms. Taylor spoke to her letter and gave testimony to what the applicant agreed with based on her letter. She is asking for the softer outside lights so there is no disruption to the neighbors.

Mr. Knoll felt this was a good application although he was not given any information prior to the hearing and was basing his opinion on what was testified to at the hearing.

BOARD COMMENTS:

The Board was pleased with the impervious coverage going from 51.7% to 42.3% and felt the application was well presented and thought out. They would like to see the use of the rain barrels around the property to help mitigate any rain water and prevent flooding. They liked the applicants were willing to put the work into an older house.

- A motion to approve this application with the following conditions:
 - Installation of rain barrels by the garage
 - No motion lights as well as warm colored bulbs

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- Tree protection within 25 ft. of property

was made by Mr. Monahan seconded by Mr. Heleniak. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

- ZBA#2025-14 Kolovos, 302 Tom Brown Road, Block 5400 Lot 1.02. Bulk Variance relief 180-85 to permit an accessory 3 bay garage.
 - This application will be carried to the June 17, 2025 with no new notice required.
- ZBA#2025-15 Koryo Holdings LLC, 308 Elm Ave. Block 5907 Lot 21, Bulk Variances for construction of a new home on an undersized lot.

Ms. Schill rejoined the Board on the dais. Mr. George Matteo, attorney for the applicant introduced himself and asked to have the professionals sworn in to provide the testimony to the application. Ms. Fahey swore in:

Mr. Chris Calder- Architect

Mr. Steve Chepurny- Landscape Designer- Beechwood

Mr. Matteo gave in depth testimony about the variances the applicant was seeking since he was proposing to build a house on an undersized lot. The normal lot size is 10,000 sq. ft where this lot measures at 7,130 sq. ft. leaving very little room to build without needing variances. Mr. Calder was asked to come and provide testimony to the application regarding the elevations and design of the proposed house. Exhibit A-1 (DD #1) Elevations of the house. He explained the design and what he had chosen some of the features on the house as he was trying to keep the house within feel of the other homes in the neighborhood. Her pulled many elements from the homes surrounding this property and felt it fit in really well. He brought the height of the house down as to make it more in line with the neighbors. Exhibit A-2 (DD #2) Rear elevation was presented to again show what the house would look like in comparison to the others around. There was discussion of the additional lots surrounding the property and why the applicant had not purchased them to make the lot larger and more buildable.

Mr. Morichi- Broker/Real Estate Agent spoke about how the purchase of those lots would not have helped the situation of building as it would have been to large of an investment and would not have made sense for the applicant. Mr. Gil displayed an interactive map from Moorestown's website to help the Board in visualizing what was being discussed.

Mr. Knoll spoke about the conversation he had with the applicants engineer regarding the mitigation of the property and what was being asked of the applicant in Mr. Knoll's letter.

Mr. Chepurny spoke about the trees that would need to be removed from the property for the project but they would be replaced by 5 additional trees (1 River Breach, 2 White Pine, 1 Eastern Red Bud, and 1 Paper Bark Maple). They will also be cleaning up the property and doing additional landscaping where needed around the entire property. Some of the Board members expressed concern about water consumption with taking out the mature trees and replacing them with new trees. Mr. Chepurny testified with the additional landscaping being planted there would be plenty of greenery soaking up the water. If needed the applicant would consider placing additional landscaping on parts of the surrounding lots. There were conversations about the lighting and where it would be placed on the property. There was a condition to have the warmer lights and not motion on the property. The lights will be accent lights only according to Mr. Calder.

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Mr. Knoll spoke about his letter and the recommendations made to the applicants engineer in which all were agreed to.

PUBLIC COMMENTS:

Ms. Nancy Paolin- 318 Elm St.

Ms. Paolin thanked the applicant and his professionals for all the hard work they put into this application. She was in support of the application stating she felt it was going to be a beautiful addition to the area.

BOARD COMMENTS:

The Board asked about this property being an investment property and if the applicant intended on selling it once it was complete. They felt this was an amazing use of the space and would be beneficial to the neighborhood. They respected the storm water management system being proposed and were please the applicant thought about how to make it work on the site. Some felt the proposed house was a little large for the space provided but was please it would be buffered with new trees and landscaping. Overall the Board was pleased with the application and felt the applicant and his professionals did a great job of creating such a beautiful space.

Mr. Matteo summed up the application and thanked the Board and Professionals for their time in hearing the application.

A motion to approve this application with the following conditions:

- Warm outside lighting
- Soften rear yard with additional landscaping
- Repair any curbs or sidewalks
- Replace any street/ property trees in compliance with Exhibit A-3

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:

None

ADJOURNMENT

With no further business to discuss, Mr. Heleniak made a motion, seconded by Mr. Hanuscin to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 8:48 pm.