

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
June 17, 2025**

MEMBERS' PRESENT:

Walter Fazler
Greg Heleniak
Lynne Schill
Timothy Monahan
Joe Hanuscin
James Davis
Margaret Brossy, Alt. 1
William Creeley

STAFF PRESENT:

Patty Muscella, Board Secretary
Eileen Fahey, Board Attorney
Danielle Gsell, Recording Secretary

Absent: Vincent D'Antonio

Mr. Fazler called the meeting to order in the Council Chambers at 7:01pm 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#2024-29 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.
 - A motion to approve this Resolution was made by Mr. Hanuscin seconded by Mr. Heleniak. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- 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.
 - 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 May 20, 2025 was made by Mr. Monahan seconded by Mr. Hanuscin. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

SWEARING IN OF PROFESSIONALS:

- NONE

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NEW BUSINESS:

- 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.
 - The applicant asked for this application to be carried with no new notice required. Ms. Muscella will be putting it on the July 2025 Zoning Board Meeting if the application is completed and ready to be heard.

- **DISCUSSION ITEMS:**
 - Ms. Muscella spoke to the Board about having 5 application on the July 15, 2025 Zoning Board meeting and asked if they would be willing to do that. All Board members agreed with hearing 5 applications at the 15th meeting as long as all were ready to be heard at that time.

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 7:07 pm.