

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
July 15, 2025**

MEMBERS' PRESENT:

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

STAFF PRESENT:

Patty Muscella, Board Secretary
Eileen Fahey, Board Attorney
Danielle Gsell, Recording Secretary
Michelle Taylor, Board Planner
Chris Noll, Board Engineer

Absent: Walter Fazler

Mr. D'Antonio called the meeting to order in the Council Chambers at 7:03pm 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:

- None

MINUTES:

- A motion to approve June 17, 2025 was made by Ms. Schill seconded by Mr. Heleniak. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

SWEARING IN OF PROFESSIONALS:

- Ms. Fahey swore in Ms. Taylor to provide testimony to the application applicable.

NEW BUSINESS:

- ZBA#2025-20, Brown & Darling, 301 S Lenola Rd, Block 1801 Lot 32, Bulk Variance request for front yard and side yard setbacks for construction of a new single-family home. (Will be Carried to the August 19, 2025 Zoning Board Meeting.)
- 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. (Application will not be heard tonight. Applicant will need to re-notice once they are scheduled for a Zoning Board Meeting.)

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- ZBA#2025-23, Jacob Brickley, 216 S Washington, Block 4501 Lot 21, Bulk Variance for lot size (pre-existing non-conforming) and side yard setback.

Ms. Schill recused herself from this application due to a conflict and left the dais.

Ms. Fahey swore in the applicant in provide testimony regarding his application. He was before the Board in 2022 for a permit to build a porch on the house, which he completed. In 2023 he came before the Board again for an application to have a garage built but did not complete the project and did not request the extension within the 18 months required. He was asked to resubmit his application since the time had lapsed for his extension request. The plans have not changed and the project will be exactly the same as the proposed plans from 2023. The applicant provided a brief overview of the project for the Board and they were satisfied with his requests. He will be tearing down the existing structure since it is unsafe and not structurally sound. The applicant testified the location being requested to build the shed was the best location on his property due to the nature of the configuration of his yard.

- A motion to approve this application was made by Mr. Creeley seconded by Mr. Hanuscin. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

- ZBA#2025-21, Toscani, 531 E. Second Street, Block 6201 Lot 14. Bulk Variance for Front and Side yard Setback, pre-existing non-conforming condition of 70' building line width for proposed garage addition, rear yard addition and porch addition.

Ms. Schill rejoined the Board on the dais for the remaining applications.

Mr. Jim Burns, Attorney for the applicant introduced himself and gave a brief overview of the application and what was being asked of the Board. He asked Ms. Fahey to swear in Mr. Toscani, applicant and Mr. Harold Lichtman, Architect to provide testimony to the application.

Mr. Burns asked the applicant if the overview given in the beginning of his testimony was accurate and to provide the reasons he was requesting the variances. The applicant has been maintaining the green space next to his property known as Pancoast Ave which is not a developed street for the last 10 years. Exhibit A-1, photos of the green space, were introduced to the Board to show how well maintained the green space is on Pancoast Ave. There has been discussion between the applicant and the Township about Pancoast Ave and continuing to keep that street under developed as well as if the applicant would be willing to take lot 6 which is owned by the Township to become part of his lot. This is an ongoing discussion and will not affect the decision of the applicant on continuing with the application. The applicant testified this addition over the proposed garage will not be used as a rental, they are looking to create additional living space for their growing family.

Mr. Harold Lichtman, Architect, spoke in details about the proposed project and what the end goal was for the applicant to achieve. He felt since the applicant was in law enforcement having an attached garage would be in the best interest. There was discussion on the green space being open space and part

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of land purchased by an Attorney many years ago, some Board members were questioning if this part of land would need to be considered open space due to that purchase, it was determined that was not the case. The applicant and Mr. Lichtman don't feel these proposed additions will cause any issues with the neighbors and that they are fitting to the neighborhood. During his testimony Mr. Lichtman presented Exhibit A-2 (current house) and Exhibit A-3 proposed additions and renovations to show exactly what the applicant was looking to improve on his property. He reviewed the positive and negative criteria of the application and how he felt it was an improvement to the area as well as the homeowners.

- A motion to approve this application was made by Mr. Heleniak seconded by Mr. Creeley. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- ZBA#2024-25 SP Waiver/Sign Variances, Balducci, Inc., 304 Est Route 38, Block 3201 Lot 6. Request for Site Plan Waiver and Bulk Variances for 2 signs.

Mr. Brian Hall, Attorney, thanked the Board for having the applicant back at the meeting. He gave a brief overview of the application and what has already been approved by the Board and why the applicant was coming back. Exhibit I (revised plans) were presented detailing the changes made upon the recommendations of Ms. Taylor's correspondence. Mr. Sam Balducci, Owner, was sworn in to testify to the changes and the signage being asked for. He provided more details about the landscaping he was planning on having done on the property and even would be taking care of changing some landscaping to his neighbors, Virtua and Lincoln Tech, with their permission to make it look better along with his property. He spoke about buffering and the types of shrubs and trees he would be using. There will be buffering around the trash enclosures as well as throughout the parking lot. Ms. Taylor spoke to her letter and how she would need some clarification on lighting, landscaping, and signage since there were not many details provided when the plans were presented. Mr. Balducci testified to his choice in landscaping to be consistent with his other cubs as well as wanting to make sure the building and signs could be seen from Route 38 without causing accidents. He purchased the building because it was all glass and he felt it would make a beautiful looking building and would draw attention to potential future customers. The Board was concerned about the building be a little more "hidden" since it faces Strawbridge lake and the homeowners of that area would not want to be looking at such large signs with little landscaping and buffering. There was discussion about the comments from Ms. Taylor's letter date April 2025 and the fact some of those concerns had not been addressed in this revised plan.

Exhibit L & M (Virtua and Lincoln Tech Signs) were presented to show the comparison from the 2 signs being proposed on the front of the building. The signs for this application will be 79.6 sq. ft in total which is about half of what was previously proposed. He was also going to utilize the existing monument sign in the front of the building. The Board suggested taking the signs off the front of the building and just having the monument sign in the front which that applicant was agreeable to.

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The Board and Professionals felt this application was not complete enough to vote on at this meeting since there were many questions that could not be answered and there were recommendations made to the applicant that he would like to incorporate into his plans. The applicant asked to have the application carried until the August 2025 Zoning Board Meeting which is Board granted but informed the applicant he would need to focus on getting a Landscape Architect involved as well as updating the plans to reflect the 2 monument signs and removing the wall signs. He also will need to get landscape and stormwater reports to the Township and Professionals in time for review. As well as other items detailed on Ms. Taylor's letter.

- **DISCUSSION ITEMS:**
None

ADJOURNMENT

With no further business to discuss, Ms. Schill made a motion, seconded by Mr. Heleniak to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 9:14pm.