

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
August 19, 2025**

MEMBERS' PRESENT:

Vincent D'Antonio
Greg Heleniak
Lynne Schill
Timothy Monahan
Joe Hanuscin
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

Absent: Walter Fazler, James Davis

Mr. D'Antonio called the meeting to order in the Council Chambers at 7:02pm 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#2025-23, Jacob Brickley, 216 S Washington, Block 4501 Lot 21, Bulk Variance for lot size (pre-existing non-conforming) and side yard setback.
 - A motion to approve this Resolution was made by Mr. Heleniak seconded by Mr. Hanuscin. Ms. Schill recused herself from this application. 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.
 - A motion to approve this Resolution was made by Mr. Heleniak seconded by Mr. Hanuscin. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

MINUTES:

- A motion to approve July 17, 2025 was made by Mr. Creeley seconded by Mr. Hanuscin. 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.

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NEW BUSINESS:

- ZBA#2025-14 Kolovos, 302 Tom Brown Road, Block 5400 Lot 1.02. Bulk Variance request to permit an accessory 3 bay garage.

Mr. Mike Galante, License Engineer and Mr. Kolovos, applicant were sworn in by Ms. Fahey to provide testimony to the application in front of the Board. The applicant is proposing a 1440 sq. ft. garage to store cars and unused outdoor furniture. The calculated impervious coverage in the application considers the existing pickleball and basketball court. The applicant and Mr. Galante reviewed the letter from Ms. Taylor siting they would be willing to comply with all the recommendations within her letter. The applicant spoke to the reasons he would like to have the garage built and what it would be used for. He is asking to have a lift installed in the garage so he can store recreational vehicles that can not be driven in the winter but still have room to store the cars that he will be driving during the winter months. There will be no attic space since there will be no need for it. The outside of the garage will match the main house regarding siding and roof type and style. There will be no spot lights installed around the garage but there will be soft lighting around the new garage.

Ms. Taylor reviewed the letter from ERI with the applicant since Mr. Knoll could not be at the meeting. There will be roof drained installed as well as any trees needing to be removed will be replaced. The applicant agreed to comply with all other comments within the letter.

The proposed garage will not be used for commercial vehicles and the applicant will not have employees working in the garage. There was concern about the smaller “garage” structure on the property and it being historic. The applicant agreed to work with the appearance committee in finding a way to use some of the wood or bricks in other projects. The Board expressed they would like to see the smaller structure be used in some way with the proposed garage but the applicant tried and was not able to do so since the structure is so small and there is nothing that can fit in there.

Mr. Galante summed up the application and thanked the Board for their time in hearing the application noting again that the applicant would be willing to comply with all recommendations within the letters from Ms. Taylor and Mr. Knoll. He will also be working with the appearance committee regarding the small historic existing structure.

PUBLIC COMMENT:

Ms. Pamela Richards- 304 Colonial Ave

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Ms. Richards encouraged the Board to pass this application with clear conditions about working with the appearance committee and the Historic Preservation Committee. She was in support of this application and thanked the Board for their time and attention.

- A motion to approve this application with the following conditions:
 - No Auto Shop
 - Storm Water Calculations to be reviewed by Mr. Knoll
 - Must be seen before the Appearance Committee

was made by Mr. Hanuscin seconded by Mr. Heleniak. 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. Peter Bonfiglio, Attorney from Ward, Shindle and Hall introduced himself to the Board to speak for the applicant Mr. Balducci. The applicant will no longer to be seeking a variance for the previously proposed LED lighting in the parking lot as well as the previously proposed sign variance. Mr. Bonfiglio spoke to the letter from Ms. Taylor and the recommendations proposed in which the applicant will be complying with.

Ms. Cecilia Byrne-Schmidt, Landscape Architect whom is retired with an inactive license was sworn in to provide testimony to the landscape plan which she is prepared according to the recommendations of Ms. Taylor as well as the previous comments from the Board. A tree inventory was conducted and concluded that 3 trees need to be removed but the applicant will be replacing with 5 additional trees on the property. The current front buffer of the building will be removed and replaced with new plantings that will be vibrant in color and grow so it doesn't completely cover the front of the building. The tress being removed will be replaced with evergreens, junipers and other additional plantings. With the 7 trees being planted on the street the applicant is asking for a waiver to cluster them so they do not completely cover the front of the building. The signs on the building will only be lite during the time the business is open. The club is going to be 24 hours a day Monday thru Friday and 7Am to 7PM on Saturday and Sunday.

Since the sign and lighting variance applications were withdrawn Ms. Taylor only testified on the comments in her letter relevant to the application in front of the Board.

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PUBLIC COMMENT:

Ms. Pamela Richards- 304 Colonial Ave

Ms. Richards with pleased with the updated to the landscape plan and feels we as a committee and business owe it to the community to make this property look good. She was also pleased with the applicant using signs that would follow Moorestown's ordinance since the one proposed were to flashy.

Mr. John Williamson- 437 Locust St

Mr. Williamson has known the applicant for many years and feels the plan he is proposing will be a large improvement for the property. He feels the town will benefit from this proposal and wishes the applicant the best.

BOARD COMMENT:

All Board members expressed their appreciation for the applicant's hard work on the application to make sure he was addressing all the comments from the professionals and the Board members. They are happy with the new proposed landscaping and buffering plan and feel it will be beneficial to the area. They will be happy to see the building brought back to life since it has been emptied for some time.

- A motion to approve this application with the following conditions:
 - Bike Rack Plan submitted
 - Storm Water Management plan provided and reviewed by Mr. Knoll
 - Weekend hours from 7AM-7PM only

was made by Mr. Hanuscin seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

- ZBA#2025-20, 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 September 16, 2025 Zoning Board Meeting. No new notice required)
- ZBA#2025-24 Chang, 300 West Walnut Ave., Block 2200 Lot 14. Bulk Variance request for front yard and side yard setbacks for construction of a new swimming pool and sunroom.

Ms. Chang, the applicant introduced herself and Mr. Bill Roberts, Contractor for the proposed sunroom to the Board and Ms. Fahey swore them in. Ms. Chang would like to install a 14X30 pool in her yard in hopes to get her kids to be outside more. She would like to also have a sunroom installed

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on the existing concrete pad in her yard to provide a place to sit when not using the pool. The Board asked questions about the impervious coverage and the coverage calculations on the plan provided. Ms. Chang testified she has put some of those calculations on the plans in hopes it would help the Board to see the size but it was confusing for the Board. Ms. Taylor testified to the comments in her letter and what “issues” she had with the application. Since this house is configured on the lot the pool would be very close to the neighbors and be in her front yard. The proposed sunroom will go right on the existing concrete slab in the yard therefore no additional overage is being proposed.

When asked about the pool equipment the applicant testified the pool company said they could place it where she wanted it to be. She said she would be willing to place it next to or behind her garage to minimize disturbance to the neighbors. After more discussion about the plans the applicant had marked up with calculations the Board reverted back to the original plan given so they would better understand placement of the pool and the area around it.

There was much discussion around the impervious coverage and how she would be removing some concrete which would be calculated to show less coverage but she than would be adding pavers to the area which would than increase the coverage area again. They discussed the porous pavement but Ms. Taylor testified it needed to be cleaned and properly taken care of otherwise it doesn’t effectively do its job.

Mr. Roberts briefly spoke to the sunroom that would be placed on the concrete slab and tried to answer some of the questions regarding the pool and the impervious coverage but could not give much detail on the pool and referred the Board to the pool installer.

PUBLIC COMMENT:

Ms. Pamela Richards- 304 Colonial Ave

She was not in favor of this application and felt the Board would be doing the town a disservice by allowing the applicant to install it. She felt there has been a lot of work done throughout the town without permits and the town needed to do a better job of enforcing the ordinances.

Ms. Ang Dawson on behalf of Ms. Emily Dawson- 318 W. Walnut

Ms. Dawson gave a brief history on how the lots on the street had been created and why they were designed the way they are. She spoke to the trees her family has planted on their property throughout the years. She was not in favor of the application since she would be able to see the pool from her living room window and didn’t feel it was the proper place for it. She also would not like to see a 6ft. white vinyl fence from her living as well. She was concerned about the noise from the pump and the people using the pool. She did not comment on the sunroom.

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Ms. Maizie Banks- 614 N Church

Ms. Banks testified she had no issues with the proposed sunroom since she would not be able to see it from her house but she was in favor of not allowing the pool to be built since her neighbors would be able to see it from their home.

The applicant asked about the possibility of a smaller pool and the Board instructed her to speak with Community Development on the size allowed without needing a variance.

BOARD COMMENT:

The Board did not have any issues with the proposed sunroom but were not in favor of the pool since there was a large encroachment into the yard. The Board felt it would be too much of a disturbance to the neighbors. They were still unclear about the location of the pool since the plans were confusing and having a pool in the location proposed did not fit in with the character of the neighborhood.

- A motion to approve the variance needed for the sunroom only was made by Mr. Heleniak seconded by Ms. Schill. The variance for the construction of the pool was denied. 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. Hanuscin made a motion, seconded by Ms. Schill to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 9:12pm.