

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
September 16, 2025**

MEMBERS' PRESENT:

Walter Fazler
James Davis
Lynne Schill
William Creeley

STAFF PRESENT:

Damian Gil, Alternate Board Secretary
Eileen Fahey, Board Attorney
Danielle Gsell, Recording Secretary
Michelle Taylor, Board Planner

Absent: Vincent D'Antonio, Timothy Monahan, Joe Hanuscin, Greg Heleniak, Margaret Brossy, Alt.
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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#2025-14 Kolovos, 302 Tom Brown Road, Block 5400 Lot 1.02. Bulk Variance request to permit an accessory 3 bay garage.
 - A motion to approve this Resolution was made by Mr. Creeley seconded by Ms. Schill. 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.
 - A motion to approve this Resolution was made by Mr. Creeley seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- 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.
 - A motion to approve this Resolution was made by Ms. Schill seconded by Mr. Creeley. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

MINUTES:

- A motion to approve August 21, 2025 was made by Mr. Creeley seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

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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.

Mr. Luke Grabiak, Attorney for the applicant introduced himself to the Board and provided an overview of what the applicant is asking for with this application. The applicant would like to demolish their existing house and rebuild a 2-story home to accommodate their family of 12. The new proposed house will have a small covered front porch and a 2-car garage. Mr. Grabiak spoke to the unique layout of the house and how the applicant put much time and consideration into designing the house to ensure it would be esthetically pleasing to the eye. The applicant will be bumping out each side of the second floor to minimize the appearance of a large structure.

Mr. Grabiak spoke to the positive and negative criteria of the application and felt there was no negative criteria as the application does not cause a detriment to the Zoning Plan or ordinances as a whole. Mr. Brown, applicant was sworn in and asked to provide some testimony to the application. He testified they are a family of 10 with very limited space in the current home, by allowing the new proposed home to be built he felt his family would be more comfortable in the space and be able to enjoy it more. There will be 2 trees being removed because of the project but Mr. Brown has agreed replace those trees while adding some additional landscaping to the property.

Mr. David Brand, Architect, was sworn in and provided his credentials to the Board to be accepted as an expert. Mr. Brand provided exhibits A-1 through A-4 showing the different elevations of the house and what it would look like from each side of the property. He explained there will be 9 bedrooms total within the house as well as a den, finished basement and dining/living area. 2 bedrooms will be down in the basement with the additional 7 bedrooms on the second floor. The first floor will be mainly for living while the second floor will be for bedrooms. The outside of the house will be neutral colored vinyl siding with some stone throughout the front. The applicant has not picked out exact colors as of yet. Mr. Brand also explained why the second floor would have the bump outs on either side.

Mr. JR Cowden, Builder, spoke about the grading of the lot and how he and applicant had designed the proposed house to work with the grading. They will also be incorporating the stone to the front of the house to aid in water retention (if needed) as well as to help with the look of the house from the street.

Ms. Taylor, Taylor Design Group, spoke to her letter siting some specifics regarding tree removal, street parking and the garage. She spoke about the lighting and a tree preservation plan for the trees

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being taken down and having to be replaced. The lighting will be managed by the applicant since he is a licensed electrician and knows how the lighting should be done on the house.

PUBLIC COMMENT:

Patty Hunt- 605 Grand Ave

Ms. Hunt asked about the way the front of the house will be situated as well as how they would be accessing the driveway. She also asked about existing setbacks for better clarification on how much more the applicant was asking for. She questioned the number of licensed drivers in the house in comparison to the size of the driveway being proposed.

BOARD COMMENT:

Overall the Board felt this application was well done and would be a benefit to the town and to the area. They thanked the applicant and his design team for making this house not only pleasing to the eye but also preserving the look of the neighborhood. The Board also felt they could be comfortable with the application since the applicant had gone before the appearance committee and they also felt the application was presented well and the proposed house would fit in well within Moorestown.

A motion to approve this application with the following conditions:

- Installation of sidewalk in accordance with Twp. Engineer approval or contribution to sidewalk escrow account
- Tree Protection Plan
- Compliance with Taylor Design Group Letter
- Sidewalk Waiver for Ivy Ave

was made by Mr. Creeley seconded by Ms. Schill. 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. Davis made a motion, seconded by Mr. Creeley to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 8:02pm.