

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
September 21, 2021**

MEMBERS PRESENT:

Joseph Maguire
Lynne Schill
Vincent D'Antonio
William Creeley
Lynne Gallo
Walter Fazler
Georgette Castner
Timothy Monahan

STAFF PRESENT

Peter Clifford, Board Secretary
Melanie Levan ESQ, Board Attorney
Danielle Gsell, Recording Secretary

Absent: Chetan Vajapay

Mr. Maguire 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#2021-16, Elena Nelson & Nicholas Mastroianni, 401 Paul Drive, Block 4605, Lot 49, Zone R-2, Bulk Variance needed to increase aluminum fence height to 6 feet from the approved 3 feet. Property borders Lovell Drive, which is an easement.**
 - A motion to approve this resolution was made by Mr. Fazler seconded by Ms. Creeley. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
 - **ZBA#2021-21, HEF Ventures, LLC, 504 Bartram Road, Block 3902, Lot 30, Zone R-1A. 820 Cox Road, Block 7900, Lot 1, Zone R-1, Interpretation- To confirm that the proposed SF Home/Cooperative Sober Living Residence ("CLSR") use is permitted in the R-1 Zoning District and the R-1A Zoning District.**
 - A motion to deny the proposed CLSR use in the R-1 and R-1A Zoning District was made by Mr. Fazler seconded by Mr. D'Antonio. The roll call vote of eligible Board members was 4 to 3 in denial. Motion Carried.

MINUTES:

- A motion to approve the August 31, 2021 Meeting Minutes was made by Mr. Fazler seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

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PUBLIC HEARING:

- **ZBA#2021-20, Michael Boone & Sarah Clarke, 720 Garwood Road, Block 7100 Lot 14, Zone R-1, Bulk Variance to expand the footprint of the house by adding additional interior space and front portico and side porch.**

Ms. Levan swore in the applicants and reviewed the application with them. The applicant testified they are seeking approval for an addition on the property that would be 2 stories and include a portico and side porch which is causing the increase in the footprint of the property. This application was brought before the Board in 2014 and approved but has since expired and needs to be approved again. The portico will jut out about 5 ft. from the road. As the house stands now this is a pre-existing non-conforming lot that is 100 ft. off the road and adding the portico will cause the setback to be about 90ft. where 150 ft. is required. When asked why they had not completed the project in 2014 when the application was originally approved the applicant testified life got in the way and they were not able to complete the project before the approval expired but that they were ready now and would be completing the project. The applicant also testified all the houses in their neighborhood are relatively the same and they felt the proposed updates would fit in beautifully with the neighbors.

All the Board Members felt these updates were tastefully done and would be a great addition to the area. There was no additional comments made by the Board about the application.

- A motion to approve this Application was made by Mr. Gallo seconded by Ms. Schill. The roll call vote of eligible Board Members unanimous in favor. Motion Carried.

- **ZBA#2021-22, Country Coill, 179 Haines Drive, Block 3103, Lot 25, Zone R-2, Bulk Variance- Seeking relief to install pool filter equipment 3' from side property line where 15' is required.**

Ms. Levan swore in and reviewed the application with the applicant. The applicant explained to the Board that she was coming before them to seek approval for placing the pool equipment in a different location rather than within the allowed area since that would be in the middle of her yard and she was concerned about her children's safety as well as not having the area available to entertain. The applicant then reviewed what around her house looked like and why they had chosen the location they did for the pool equipment. All homes in the area are similar and the applicant felt this design would fit in with the others in the area. The reason the additional .9% additional coverage is being requested was so the applicant could place tables and chairs around the pool while also leaving enough room for playing near the pool. The pool equipment will be eco-friendly and quiet as well as having an enclosure about it to minimize the noise to the neighbors since it will be so close to their property line.

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Mr. Maguire is concerned about the location of the pool equipment since it is so close to the neighbors. He would like the applicant to explore placing the equipment in the back of the yard behind the pool since that is not close to the property line as well as where you would typically find pool equipment. Ms. Gallo asked the applicant about the existing patio and what it was made out of as well as if it was raised or flush to the ground. She also wanted to know if the applicant had considered placing the equipment on the north side of the house under what the applicant stated was her kitchen window. The applicant testified she had thought about it but felt the location she had chosen was better. The applicant also testified she felt that moving the equipment to the back of yard behind the pool would not work since there had been trees and bamboo planted along there to create a buffer from the neighbors and she didn't feel that removing a buffer would be a good idea. Many other Board members agreed with Mr. Maguire that that pool equipment should be placed in a different location and that the applicant should go back to the pool company to discuss this. After looking at other alternatives to avoid needing to come to the Board for approval the applicant wanted the additional room around the pool for entertaining and patio furniture. After much additional discussion the applicant decided to continue this application to the next Zoning Board Hearing in October, there will be no additional notice required by the applicant.

With no further business to discuss, Mr. Fazler made a motion, seconded by Mr. D'Antonio to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 8:06pm