

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
November 16, 2021**

MEMBERS PRESENT:

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

STAFF PRESENT

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

Absent: Chetan Vajapay, Georgette Castner

Mr. Maguire 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#2021-22, Courtney Cioll
 - A motion to approve this resolution was made by Mr. D'Antonio seconded by Mr. Creeley. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- ZBA#2021-23, Ryan and Susan Francis
 - A motion to approve this resolution was made by Mr. D'Antonio seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- ZBA#2021-24, Renee and Kristofor Morrison
 - A motion to approve this resolution was made by Mr. D'Antonio seconded by Mr. Fazler. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- ZBA#2021-25, Varun Arora
 - A motion to approve this resolution was made by Mr. Fazler seconded by Mr. D'Antonio. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- ZBA#2021-26, Karen and Robert Wotring
 - A motion to approve this resolution was made by Ms. Schill seconded by Mr. D'Antonio. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

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MINUTES:

- A motion to approve the August 17, 2021 was made by Mr. D'Antonio seconded by Mr. Creeley. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- A motion to approve the October 19, 2021 was made by Mr. D'Antonio seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

PUBLIC HEARING:

- **ZBA#2021-27, 264 West 2ND Street LLC, 264 West 2ND Street, Block 2405, Lot 11, Zone R-3, Use Variance to permit existing improvements consisting of a garage, office trailer and parking lot to be used to house a janitorial service.**

This application was formally withdrawn from the Zoning Board of Adjustment applications. The letter asking to have the application withdrawn is on file with Mr. Clifford.

- **ZBA#2021-28, Hector Vicenty, 6 Greenvale Road, Block 1900, Lot 6, Zone R-2, Bulk Variance for a paver patio. Existing area exceeds the percentage of allowable impervious coverage.**
- This application was rescheduled for the December hearing at the request of the applicant. Announcing the rescheduled application date serves as the notice therefore the applicant will not be required to send out new notification of the hearing date.
- **ZBA#2021-29, Edward Largist, 2 Nixon Drive, Block 2900, Lot 16, Zone R-2, Bulk Variance - Applicant seeks approval to locate a 10-foot by 30-foot shed at the rear of the property.**

Mr. Bob Baranowski, attorney for the applicant introduced himself and briefly testified to the reason the applicant was coming before the Board for his shed. He cited the shed had been put up without coming to the Board to prior approval as well as not seeking the proper permits from the construction official therefore he was here to make things right. Mr. Largist, the applicant and Mr. Jim Miller, Professional Planner were introduced to the Board and sworn in so they could provide testimony regarding the application.

Mr. Baranowski asked Mr. Largist about what his primary uses for the shed were in which Mr. Largist testified he used the shed for storing lawn and pool equipment. There would be no car storage since he has limited space in his house he needed all the room in the shed for the outside equipment. Mr. Largist also testified he would comply with any and all requirements of the Board in order to keep his shed there. When asked why the shed was not placed evenly on the ground the applicant testified he wanted to make sure he was able to preserve the Oak tree that is close to the shed

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therefore needing to angle the shed as he had. The applicant also cited the neighbors have sheds in similar locations on their properties and he felt his fit in with the neighborhood. Being on a corner lot made it a little harder for him to place his shed in an alternate location.

Mr. Miller presented his PowerPoint presentation showing the survey of the land and how he felt the location of the shed was appropriate due to the constrictions of the lot size and shape. He also felt the shed fit in with the neighborhood and should be allowed to remain there. Citing the positive and negative criteria for this application Mr. Miller noted the applicant had done this without the proper permitting and applications but he was here before the Board making it right.

Mr. Baranowski thanked the Board for their time and asked they take into consideration when going to approve the application the fact the applicant had come before the Board to correct his wrongs.

Many of the Board members were happy the applicant had moved the shed to save the Oak tree and could understand the reasoning for needing to angle the shed as he had. They also felt the location was a good choice since it fit in with the neighborhood and back on the lot.

- A motion to approve this Application was made by Mr. Creeley seconded by Mr. D'Antonio. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.

DISCUSSION: Board Professionals

Since we are approaching the end of the year the Board felt there was no real need to seek out new professionals since our current professionals have been doing a fantastic job and the Board is happy with them. When asked about how the professionals are to work with Mr. Clifford stated they are very responsive and are always going above and beyond when asked and he felt there was not a need to seek other professionals.

- A vote to not seek other Board Professionals was made by Mr. Maguire seconded by Mr. Fazler. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.

With no further business to discuss, Ms. Schill made a motion, seconded by Mr. D'Antonio to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 7:49pm