

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
June 18, 2019**

MEMBERS PRESENT:

Richard Koory
Doug Dillon
Lynne Gallo
Vincent D 'Antonio
Joseph Maguire
Georgette Castner, Alternate I
Lynne Schill Alternate II
Walter Fazler
Mark Williams

STAFF PRESENT

Peter Clifford, Board Secretary
Peter Thorndike ESQ, Board Attorney
Danielle Gsell, Recording Secretary

Absent: None

Mr. Maguire called the meeting to order in the Council Chambers at 7:33pm by reading the Open Public Meetings Act statement. A moment of silence was followed by the Pledge of Allegiance.

RESOLUTIONS:

- **ZBA#2018-42 Leland D. Hummel** **Block: 4303 Lot: 1 Zone: R-3**
2 E. Oak Ave. **Decision Due: May 31, 2019**
Bulk variance for 4ft & 6ft fence in front yard area where only 3ft is permitted.
 - A motion to approve this Resolution was made by Mr. Fazler seconded by Mr. Dillon. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.

- **ZBA#2019-11 Ryan Tola** **Block: 8100 Lot: 2.01 Zone: R-1**
610 McElwee Rd. **Decision Due: July 16, 2019**
Bulk variance for 5 car garage where 3 is permitted, and for 5 ft. fence where 3 ft. is permitted in front yard area.
 - A motion to approve this Resolution was made by Mr. Dillon seconded by Mr. D'Antonio. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.

- **MINUTES:**
 - A motion to approve the May 21, 2019 Meeting Minutes with minor changes was made by Mr. Koory seconded by Mr. Dillon. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

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PUBLIC HEARING:

- **ZBA#2019-14 Jeff & Chris Fante** **Block: 8200 Lot: 16**
8 Baldwin Hill Place **Decision Due: September 26, 2019**
Bulk Variance to permit construction of a detached 3 car garage and location to be forward the front line of house

Mr. Thorndike swore in the following people:
Justin Sperling- Attorney for Applicant
Simon Darlington- Owner of Design Company applicant using
Mr. Jeff Fante- Homeowner

Mr. Thorndike reviewed the application with the homeowner. Mr. Fante explained the current 3 car garage he has is used for his current everyday car, one of his collector cars and a work area. He is asking for another 3 car garage to house of his collector cars so that his wife is able to use a bay of the current garage. The garage will have a second floor but will not be used for anything since there will not be a secure floor. The garage will feature gas and electric for lighting and heating, there will also be a hookup for a generator in case of emergency Mr. Fante would be able to power the house with electric using the generator. The Board members were concerned about the noise of the running generator disturbing the neighbors, however Mr. Fante's property is about 400 ft. from the property line and he testified he didn't believe the neighbors would even be able to hear the generator running. With no further questions from the Board or the public Mr. Maguire closed for deliberation.

- A motion to approve this Application with the condition of the second floor of the garage not be used for residential purposes was made by Mr. Koory seconded by Mr. Fazler. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.

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- **ZBA#2019-13 Moorestown Equities, LLC** **Block: 6505 Lot: 14.02**
East Main Street & Marter Ave. **Decision Due: September 19, 2019**
Use Variance for medical office building (CHOP), Multiple Bulk Variances for impervious coverage, parking setbacks, front yard and side yard setbacks

- This application was postponed until the August 20, 2019 ZBA meeting. No new notice will be required.

- DISCUSSION/ADOPTION: ANNUAL REPORT

- A motion to approve the Annual Report was made by Mr. Maguire seconded by Mr. Koory. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.

- With no further business to discuss, Mr. Koory made a motion, seconded by Mr. Dillon to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 8:05pm