

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
July 16, 2019**

MEMBERS PRESENT:

Richard Koory
Doug Dillon
Mark Williams
Vincent D 'Antonio @ 7:34pm
Joseph Maguire
Georgette Castner, Alternate I
Lynne Schill Alternate II
Walter Fazler

STAFF PRESENT

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

Absent: Lynne Gallo

Mr. Maguire called the meeting to order in the Council Chambers at 7:31pm by reading the Open Public Meetings Act statement. A moment of silence was followed by the Pledge of Allegiance.

RESOLUTIONS:

- **ZBA#2019-14 Jeff & Chris Fante
8 Baldwin Hill Place**

**Block: 8200 Lot: 16
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

- 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.
- **MINUTES:**
 - A motion to approve the June 18, 2019 Meeting Minutes by Mr. Koory seconded by Mr. Dillon. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

PUBLIC HEARING:

- **ZBA#2019-18 Jeffrey K. & Karen G. Harding Block: 4501 Lot: 66 Zone: R-3
215 S Church Street Decision Due: October 22, 2019**
Certification for Nonconformity for apartment above attached garage

Mr. Thorndike recused himself from the application due to a conflict of interest, Ms. Melanie LaVan stepped onto the dais to hear the application. Mr. Harding, the homeowner, was sworn in by Council and proceeded to review the application with the Board. The homeowner testified he purchased the home in 1988 and has had tenants in the upstairs apartment above continuously since then. He was unaware he was required to have a certification from the township for the nonconforming apartment. Since the house was built in 1940 or 1941 Mr. Harding believes there has been tenants in the apartment. The apartment has its own separate entrance and off the street parking as well as its own hot water heater, however the utilities such as water and sewer are shared through one meter to the main house. The Fire Department did come out in Jan. 2019 to inspect the property and issued a Certificate of Occupancy to Mr. Harding. The

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Board discussed the facts about the application and agreed there was no foreseen issue with allowing the certificate to be issued.

- A motion to approve this application was made by Mr. Williams seconded by Mr. Koory. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.

- **ZBA#2019-15 Faisal & Lena Siddiqi
319 E Oak Ave**

**Block: 5602 Lot: 29 Zone: R-1A
Decision Due: October 12, 2019**

Bulk Variance for an additional 2 car garage to home that already includes a detached 2 car where 3 is permitted

Mr. Thorndike rejoined the dais and Ms. LaVan stepped down. He then swore in the homeowners and reviewed the details of their application with them. Since they currently have 3 cars and 2 small children they testified they will need the additional space for storage and wanted easier access to the mudroom they will be adding onto the house. Mr. Siddiqi also testified to the Board that he felt what they were proposing would fit right in with the neighborhood. The homeowners will also be fixing up the existing 2 car garage since it was purchased as is and is need of repair, Mr. Koory asked if the existing detached garage will be used for anything other than storage and was assured by the homeowner it would only be used for storage once fixed up.

PUBLIC COMMENT:

Vincent DeLisi- 326 E Oak Ave

Mr. DeLisi came to show his support of the application and feels that fixing up this house and adding the additional garage would benefit the neighborhood greatly. He thinks what they are doing shows how much they care for the look and the feel of the neighborhood.

- A motion to approve this application was made by Mr. Koory seconded by Mr. Dillon. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.

- **ZBA#2019-17 BG Capital, LLC
729 Riverton Road**

**Block: 5400 Lot: 28 Zone: R-1A
Decision Due: October 12, 2019**

Bulk Variance for 6 foot fence and 8 foot gate in center front yard and 4 feet with 5'3" pillars throughout where only 3 feet is permitted

Mr. Thorndike swore in the following witnesses to testify to the application

Mr. Anthony Monzo-Attorney for Homeowner

Mr. Joe Bryne- Homeowner

Mr. James Kyle- Professional Planner

Mr. Tim Bryne- Project Manager

Mr. Monzo spoke to the application and reviewed why the homeowner was in front of the Board asking for relief. Mr. Monzo introduced Mr. Bryne, the homeowner, to the Board to talk about the application and what his main goal was with the fence he was requesting. The homeowner apologized to the Board for not seeking and obtaining the proper permits prior to starting the stone columns for the fence. Since the columns are already constructed the homeowner did receive a seize work order when the Township found the permits were not issued. The homeowner testified he was trying to match the front fence to the back fence but did not realize there was a 36 in. height limitation in the front yard. He was

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