

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

**MEMBERS PRESENT:**

Joseph Maguire  
Lynne Schill  
Vincent D'Antonio  
Lynne Gallo  
Georgette Castner  
Mark Williams  
Chetan Vajapay  
William Creeley

**STAFF PRESENT**

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

Absent: Walter Fazler

Mr. Maguire called the meeting to order in the Council Chambers at 7:03pm 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.

This meeting was held via video conference (MS Teams)

**RESOLUTIONS:**

- None

**MINUTES:**

- A motion to approve the January 12, 2021 Re-Organization Meeting Minutes was made by Mr. Williams seconded by Ms. Gallo. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- A motion to approve the January 19, 2021 Meeting Minutes was made by Mr. Williams seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

**PUBLIC HEARING:**

- ZBA-2021-10 Grzegorz Szpunar, Block: 4602 Lot: 2 Zone: R-2  
24 Sutton Place Decision Due: May 22, 2021  
Bulk Variance- addition to front porch and garage in front yard area

Ms. Levan swore in the homeowner and reviewed the application with him. The applicant explained he would like to build a front porch and a garage extension to the home he purchased and is in the process of renovating. He would like to have the garage extension since he built an addition to the one bathroom and in doing so he took away some of the garage space and is now not able to fit a car in there. He would like to also have the porch built on the front of the house so he can enjoy the outside time with his family. He will be adding a roof to the porch so he can protect himself from the weather as well as aid in

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preserving the porch and the front of the house. The setback he is asking for is 43.9 ft. where 50 ft. is the requirement. Mr. Williams did review the coverage amounts for the record since the numbers were not clearly stated in the beginning of the application. The applicant feels the improvements he is making will increase the beauty of the house and will fit in perfectly with the neighborhood. Mr. Williams spoke to his support to the application and felt all the improvements being made were only improving the neighborhood.

- A motion to approve this Application was made by Mr. Williams seconded by Mr. D'Antonio. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.
  
- ZBA-2020-30 Frank Earl Block: 5602 Lot: 3 Zone: R-3  
12 West Oak Decision Due: March 24, 2021  
Bulk Variance- addition to side of house aggregate and minimum variance

Ms. Schill recused herself from this application since there was a conflict.

Ms. Levan swore on the applicants and their architect, Kim Bunn and reviewed the application with them. Ms. Bunn was accepted as an expert by the Board. The applicant explained to the Board the reasons for the application. They will be tearing down the existing sun porch and replacing it with the same exact footprint sun porch with a 2<sup>nd</sup> floor addition on it. The reasons for the addition on the second floor is because the house is 100 years old and the closet space is small and the applicant feels they need to have a bigger area to store their things. The footprint will remain exactly the same and you cannot see the addition from the front of the house. The sun porch was added on to the house about 16 years ago and the applicant stated he had the permit should the Board want to see the permit. The applicant also expressed his love for the house and how he would really like to stay in his home and just add the addition to make the house a better living space. Ms. Gallo gave her support to the application since she was there this afternoon and saw the house and felt the addition would only add to the current charm of the house. Mr. D'Antonio also spoke to his support of the application and felt it would be a good addition to the home.

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

Storm water Presentation—Lorraine Prince

Mr. Clifford gave some storm water background for Moorestown in order to better assist Ms. Prince with her presentation and how it relates specifically to Moorestown.

With no further business to discuss, Mr. Creeley made a motion, seconded by Mr. Williams to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 8:47pm

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