

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT  
MEETING  
July 20, 2021**

**MEMBERS PRESENT:**

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

**STAFF PRESENT**

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

Absent: Lynn Gallo, 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#2021-17, Michael & Lynn Locatell, 526 E. Main Street, Block 6400, Lot 24, Zone R-2, Bulk Variance - House Addition & New Garage. Expanding home for growing family. Two story Garage for storage. Reviewing a previously approved variance that expired.
  - 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#2021-15, Louis Z Liu & Qingyao Shi, 970 Borton Landing Road, Block 8700, Lot 12, Zone R-1, Bulk Variance - Build fence higher than 3' (4.5' high.)
  - A motion to approve this resolution was made by Ms. Schill seconded by Mr. Fazler. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

**MINUTES:**

- A motion to approve the June 15, 2021 Meeting Minutes was made by Mr. Fazler seconded by Mr. D'Antonio. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

**PUBLIC HEARING:**

- ZBA#2021-18, Elizabeth T. Trucksess on behalf of Janice R. Trucksess (mother), 451 Creek Road, Block 8000, Lot 3, Zone R-1, Bulk Variance – To allow a front driveway entry gate to be 6' in height, where a minimum of 3' is permitted.

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT  
MEETING  
July 20, 2021**

Ms. Elizabeth Trucksess, daughter and POA of the homeowner Ms. Janice Trucksess was introduced and sworn by Ms. Levan. Ms. Trucksess was being represented by council, Ms. Jennifer Cordes who proceeded to ask the applicant to explain why she was coming before the Board with this application. She then testified there are current 6ft. stone pillars put at the end of a long driveway that were placed there in 1983 when the home was built. As well as a split rail fence that extends 50ft on either side of the property next to the pillars. The reason the applicant is seeking this application is because the house is currently vacant since the homeowner is living in an assisted living facility and the care takers that were living in the house has moved out leaving the property vacant. For safety and security reasons the applicant would like to have the entry gate installed to keep people off the property. She has been in contact with the Fire Marshall and there will be a Knox box installed for all emergency access. Since there is no electric out there they gate will be powered by solar panels with back up battery if needed.

Exhibits A 1-5 were presented showing the current lay out of the property as well as fencing materials and colors that are being proposed. There were also many photos of the gates in the neighborhood so that the applicant could show she was staying with the same style and colors to better fit it into the area. The applicant also testified she personally reached out to the gate manufacturer and spoke to them about the style and safety to ensure it was something that would be beneficial to the property and area. The gate manufacturer will be sending out one of their technicians to install the gate when the applicant is ready.

- A motion to approve this Application was made by Mr. D'Antonio seconded by Mr. Creeley. The roll call vote of eligible Board Members unanimous in favor. Motion Carried.
  
- ZBA#2021-19, Woolman, Tammy L. and Frank E. Sr., 149 W. Maple Avenue, Block 4101, Lot 60, Zone R-3, Bulk Variance – To allow a wooden canopy to be positioned in backyard from 12' to 2' from the property line.

Ms. Woolman was introduced and sworn in by Ms. Levan, she proceeded to ask Ms. Woolman about the property and why she was coming before the Board seeking approval for this application. There was an anonymous complaint sent into the Zoning Board about the wooden canopy built in 2018 in her backyard so she was there to obtain the proper approval. Ms. Woolman presented exhibits for the Board to see what the canopy looked like from all angles so they had an idea as to what people were seeing. She explained during the winter months the canopy is used to store her classic car. The floor is made of river rock and the roof is metal, the river rock was placed as the floor so there would be minimal water runoff into her yard as well as the neighbors. There are large lattice pieces placed on either side of outside of the canopy was originally placed there so they could grow plants and cool vines up the lattice but when they tried it the vines did not grow well and they decided it would not work out for them to continue. Ms. Levan asked if there was another place in the yard they could have placed the canopy, Ms. Woolman explained why she thought this was the best place for it and why they had chosen that location in the first place. The canopy sits 8 ½ ft. at the peak and is stained to match the fence color to make it more appealing to the eye. Ms. Woolman expressed her feelings about the

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT  
MEETING  
July 20, 2021**

canopy and how it fit in with the yard and she has done a good at keeping it appealing and useful.

Ms. Castner and other Board members expressed their concern with the sight of the lattice and how they felt it was too high above the roof of the canopy and felt it would look better if she cut it down to match the top of the roof. There was also discussion about the green areas of the property and where they were located. The Board spoke about adding addition conditionals of approval to the application in which they felt would make it easier to approve the application.

- A motion to approve this Application with the following conditions:
  - Must maintain a river rock floor, no solid floor can be installed
  - Cannot enclose the structure, must remain open as it is currently
  - Must cut the lattice down to conform with the current roof line

was made by Mr. Fazler seconded by Ms. Schill. The roll call vote of eligible Board Members unanimous in favor. Motion Carried.

DISCUSSION:

ADDITONAL BUSINESS:

With no further business to discuss, Ms. Schill made a motion, seconded by Ms. Gallo to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 8:08pm