

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
August 31, 2021**

MEMBERS PRESENT:

Joseph Maguire
Lynne Schill
Vincent D'Antonio
William Creeley
Lynne Gallo
Walter Fazler
Chetan Vajapay (via Teleconference)

STAFF PRESENT

Peter Clifford, Board Secretary
Melanie Levan ESQ, Board Attorney
Danielle Gsell, Recording Secretary
Michelle Taylor, Landscape Architect

Absent: Georgette Castner, Timothy Monahan

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:

- None

MINUTES:

- none

PUBLIC HEARING:

- **ZBA#2021-21**, HEF Ventures LLC,
504 Bartram Road, Block 3902, Lot 30, Zone R-1A,
820 Cox Road, Block 7900, Lot 1, Zone R-1,
Interpretation- To conform that the proposed SF home/cooperative Sober Living Residence ("CSLR") use is permitted in the R-1 Zoning District and the R-1A Zoning District.

This hearing was to continue deliberation for the HEF Ventures LLC application heard originally on 8/17/2021. Mr. Hoff, attorney for the applicant was in the audience to hear the final verdict on the hearing. Mr. Clifford read into the record that Mr. Fazler signed an affidavit testifying he watched the video of the hearing on 8/17/2021 and was prepared to make a statement regarding the application.

Ms. Levan recapped the application and what the Board should be focusing on when considering the approval of this application. She also cited some case law that was previously spoken about during the last hearing.

Mr. Fazler testified that although he has a god friend that he felt could benefit from something like this he could not support this application and change the zoning code for Moorestown to allow this CLSR to continue to be in this location.

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Mr. Creeley spoke to the application and stated he didn't feel that he could/should discriminate against anyone by making the decision. He was in support of changing the zoning code so the CLSR could continue to be used.

All Board members gave their opinions about the application and why they felt they could or could not support it.

A motion was made to not conform the Zoning Code to allow the CSLR as a permitted use in the R-1 and R-1A Zone.

- A motion to not confirm the proposed CLSR use in the R-1 and R-1A Zone was made by Mr. Fazler seconded by Mr. D'Antonio. The roll call vote of eligible Board Members was 4 to 3 in denial. Motion Carried.

Votes:

Mr. Fazler- Yes

Mr. D'Antonio- Yes

Mr. Vajapay- Yes

Ms. Gallo- Yes

Ms. Schill- No

Mr. Maguire- No

Mr. Creeley- No

A motion to return to Virtual Meetings in September was made by Mr. Creeley seconded by Ms. Schill, a voice call vote was unanimous in favor. Motion Carried.

With no further business to discuss, Mr. Fazler made a motion, seconded by Mr. D'Antonio to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 7:43pm

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