

**Mount Laurel Township Zoning Board of Adjustment**  
**Regular Meeting Minutes**  
**June 2, 2021**

**Opening**

The sixth Regular Meeting of the Mount Laurel Zoning Board of Adjustment June 2, 2021 was called to order by Chairman Francescone at 7:00 p.m.

Pledge of Allegiance and Moment of Silence were observed

The Open Public notice was read by Suzanna O'Hagan, Board Secretary

Roll call was taken

**Board Members in Attendance**

Chairman Francescone, Vice Chairman List, Mr. Gray, Mr. Sharp, Mr. Kramer, Mr. Holmes.

**Absent**

Mrs. Andersen, Mr. Killen, Mrs. Liciaga

**Board Professionals in Attendance**

Joseph Petrongolo, Planner; Michael Angelastro, Engineer; Brian McVey, Fire Marshal; Ed Campbell, Board Solicitor

**Announcements and Review of Board Procedures**

ZB#20-C-23, A Clear Alternative, has withdrawn their application.

**Adopting the Minutes**

Chairman Francescone asked for a motion to adopt the regular meeting minutes of 5/05/2021. Mr. List moved the motion, Mr. Gray seconded, all present voted affirmatively and the motion was carried.

**Memorialized Resolutions**

1. **R-2021-ZB07** – Mr. Grey made a motion to approve R-2021-ZB07, Mr. Holmes seconded, all present voted affirmatively and the motion was carried.

**The Township Professionals were sworn in.**

**Petitions before the board**

1. **Brett Kopec and Amanda Mallinder, ZB21-C-10**, 762 Grant Road, Block 1002.06 Lot 1, R1-D zone. This applicant is seeking a bulk variance from Mount Laurel Township Ordinance 154-64(A)(2) to allow a patio 660 square feet outside the building envelope where 250 square feet is allowed.

**Melanie Levan Esq.**, Earp Cohn, represented the applicants and summarized the application as an application for a flex C variance to allow 660 square feet of patio outside the building envelope where 250 square feet is allowed. She stated that the property is on a corner and as such

the lot has issues with space having two front yards and being situated so it faces the corner resulting in a small backyard leaving most of the yard on the sides and front of the home.

**Witnesses Sworn:**

Brett Kopec and Amanda Mallinder

**Exhibits Entered:**

A-1, color photo packet; A-2, existing conditions survey; A-3, survey showing proposed work; A-4, 3 page CAD drawings.

**Mr. Kopec and Ms. Mallinder's Testimony**

Ms. Mallinder described the situate of the home on the property, the yards and the existing fences using exhibits A-1, A-2, A-3 and A-4. She stated that they would like to be able to utilize the patio for a table and chairs and for enjoyment of the yard.

**Mr. Sharp** asked the applicants if the patio would create drainage onto their neighbor's property.

**Ms. Mallinder** responded that she believes it would not although she has not done drainage calculations or engineering.

**Mr. Angelastro** agreed with Ms. Mallinder that the additional concrete patio would not impact the adjacent properties.

**Mr. Francescone** asked the applicants if they would be willing to install a French Drain if a flooding problem occurred or was brought to their attention by the neighbors.

**Ms. Mallinder** agreed to the condition.

**Chairman Francescone** opened the meeting to the public for question or comment. Seeing none, he closed the public portion.

**Chairman Francescone** asked for a motion to approve the variance for application ZB21-C-10 with the condition stated. Mr. Gray moved the motion, Mr. Sharp seconded. All present voted affirmatively. Motion carried, approved.

2. **Kelly Flynn, ZB21-C-05**, 315 Mount Laurel Road, Block 606 Lot 22.02, R-3 zone. This applicant is seeking a bulk variance from section 154-144 of the Mount Laurel Township Ordinance to allow the replacement and extension of a non-conforming fence within the front yard of the property.

**Witnesses Sworn:**

Dianna Flynn and Kelly Flynn

**Exhibits Entered:**

A-1 Survey

**Kelly Flynn's Testimony**

Ms. Flynn testified that her mother has a neurological disease and is unable to walk the dog during the day, the fence would allow her to let the dog out into the yard. The fence would also provide privacy and a safety barrier for the pond in the rear yard.

**Mr. Grey** asked if the applicant could fence in a portion of the rear yard.

**Ms. Flynn** responded that the pond would not be enclosed if they did so.

**Mr. Petrongolo** shared his screen to show exhibit A-1, survey of property.

**Chairman Francescone** opened the meeting to the public for questions or comments. Seeing none, he closed the public portion.

**Chairman Francescone** asked for a motion to approve the variance for application ZB21-C-05. Vice Chairman list moved the motion, Mr. Sharp seconded. All present voted affirmatively. Motion carried, approved.

**Adjournment:**

Chairman Francescone asked for a motion to adjourn. Mr. Grey moved the motion. All present voted affirmatively. Meeting adjourned 7:45 P.M.

Adopted on: August 4, 2021

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Suzanna O'Hagan, Secretary  
Zoning Board of Adjustment