

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
November 18, 2025**

MEMBERS' PRESENT:

Walter Fazler
Lynne Schill
William Creeley
Margaret Brossy, Alt. 1
Timothy Monahan

STAFF PRESENT:

Patty Muscella, Board Secretary
Eileen Fahey, Board Attorney

Absent: Greg Heleniak, James Davis, Vincent D'Antonio, Joe Hanuscin

Mr. Fazler called the meeting to order in the Council Chambers at 7:01pm 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#2025-25, Elizabeth Conaway, 407 Kings Highway, Block 2001 Lot 14, Bulk Variance request for 4' high aluminum fence in the front yard area where 3' high is permitted.
 - A motion to approve this Resolution was made by Mr. Creeley seconded by Ms. Brossy. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- ZBA#2025-26, Craig & Julia Slater, 340 W 3rd Street, Block 2107 Lot 2, Bulk Variance request for 8'9" high fence where 6' high fence is permitted. A motion to approve this Resolution was made by Mr. Creeley seconded by Mr. Davis. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
 - A motion to approve this Resolution was made by Mr. Creeley seconded by Ms. Brossy. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

MINUTES:

- A motion to approve October 21, 2025, was made by Mr. Creeley seconded by Ms. Brossy. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

SWEARING IN OF PROFESSIONALS:

- none

NEW BUSINESS:

- ZBA#2022-27EXT #2 Kyle & Bethany Abrahams, 236 N. Riding Drive, Block 3500 Lot 12. Request for an Extension of approval for an addition and a variance for impervious coverage.

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Mr. Kyle Abrahams came before the Board and was sworn in by Ms. Fahey. Mr. Abrahams asked the Board to grant another extension since his father-in-law is the architect, and his mother-in-law has been sick so the father-in-law has not been able to complete the plans so Mr. Abrahams can apply for the permits and get the project started. Mr. Abrahams testified once the plans are complete and the permits have been issued; they are ready to move forward with the project. Ms. Fahey clarified the applicant is just asking for an extension with no changes to the original plans submitted. The Board expressed their thoughts and well wishes to the applicant.

- A motion to approve this extension was made by Ms. Schill seconded by Mr. Creeley. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

Ms. Muscella spoke about sending out RFP's but has not proceeded with that since she has not heard any objections to Board Professionals. She does not plan to send out any RFP's but if there were any objections that would want new RFP'S sent out they can contact Ms. Muscella. Mr. Fazler does see a reason to change at this time and the Board agreed. Ms. Muscella stated she didn't think December's ZBA Meeting would be heavy but to anticipate January and February to be challenging with the applications that would be coming into the Board. She spoke about the gas station application that was coming and how they had a staff meeting about the application and the applicant needed to make some changes to the site plan before coming to the Board.

- **DISCUSSION ITEMS:**
None

ADJOURNMENT

With no further business to discuss, Mr. Creeley made a motion, seconded by Mr. Monahan to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 7:12pm.