

**TOWNSHIP OF MOORESTOWN  
ZONING BOARD OF ADJUSTMENT  
AGENDA (AMENDED)  
TUESDAY, JUNE 16, 2026  
7:00 PM  
Moorestown Town Hall in the Council Chambers  
111 West Second St., Moorestown NJ 08057**

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**MEETING AGENDA**

**I. Call to Order**

**II. Opening Statement:**

Notice of this meeting has been provided in accordance with the Open Public Meetings Act by:

1. Posting a copy of the agenda on the bulletin board at Town Hall.
2. Filing a copy of the agenda in the office of the Board Secretary at Town Hall.
3. Forwarding a copy of the agenda to the Burlington County Times and Courier Post.
4. Forwarding a copy of the agenda to each person who has requested copies of the regular meeting schedule.

All of the above posting, filing and mailing of the agenda have taken place on or before June 6, 2026.

***TAKE NOTICE that in furtherance of recent law, beginning March 1<sup>st</sup>, all legal notices will be posted on the homepage of the Township's website, under Legal Notices. They will no longer appear in the Township's official newspaper.***

**III. Moment of Silence and Flag Salute**

**IV. Roll Call**

**V. Swearing in of the Professionals**

**VI. Meeting Minutes- May 19, 2026**

**VII. Adoption of Resolutions**

**ZBA#2025-31, Thomas E. Londres, 600 Beacon Street, Block 1903 Lot 8. Request for Variance Relief from Article VIII, Section 180-22B, to permit impervious coverage of 33.3% where 30% is permitted for the installation of an inground pool. Relief from Section 180.22D, to permit the Pool to be 14.68', Concrete to be 6.5' and Shed to be 10' from side yard where 15' is required. Relief from Section 180.22F, to permit a rear yard setback of 17.31' where 25 ' is required.**

**ZBA#2026-15, Brendan & Brianne Callahan, 229 Cedar Street, Block 2300 Lot 16. Applicant request Relief from Article IX, Section 180.25E to permit a 17'7" rear yard setback where 25' is required for an addition to the existing structure.**

**VIII. New Business**

**ZBA#2025-27, Michael & Kimberly Lynch, 327 Mayland Ave., Block 6402 Lots 12 & 13. Request relief from Section 180-22B to permit 42.3% impervious coverage where 30% is permitted. There is no new development proposed this is an existing condition. (CARRIED TO A FUTURE MEETING. NEW NOTICE WILL BE REQUIRED)**

**ZBA#2025-28, Amit Patel, 121 W. Main Street, Block 2407 Lot 31. Applicant proposes a FAR variance 3.65 where 1.9407 exists and .4 is required to permit the construction of 2 residential floors above the existing one-story commercial building with basement. Additional bulk variances are requested for side yard setback to permit 0' where 5' is required for the 2<sup>nd</sup> and 3<sup>rd</sup> floors, 0' rear yard setback where 15' is required for the 2<sup>nd</sup> and 3<sup>rd</sup> floors. Variance to permit 0 parking spaces where 34 parking spaces are required. (CARRIED FROM THE APRIL 21, 2026 ZONING BOARD OF ADJUSTMENT MEETING)**

**ZBA#2026-10, Ibrahim Kol, 101 N Lenola Road, Block 1300 Lot 12, Applicant request Relief from Section 180.80.4C, to allow a freestanding sign to be 40.8 sf where 16sf is permitted and to allow the height of the sign to exceed 6'. (CARRIED FROM THE MAY 19, 2026 ZONING BOARD OF ADJUSTMENT MEETING)**

**IX. Discussion Items**

**X. Adjournment**

**OFFICIAL ACTION MAY BE TAKEN ON ANY ITEM ON THE AGENDA**

**Next Meeting: June 30, 2026**

**NOTE ON PUBLIC PARTICIPATION** - During portions of the meeting open to the public, there will be a five (5) minute limit per speaker. In order to have an accurate record of this meeting, all attendees are reminded to **SPEAK DIRECTLY AND CLEARLY INTO THE MICROPHONE**. In addition, while you may be speaking loud enough for people in the room to hear your voice, proper microphone usage is necessary to ensure those participating virtually are able to hear what is being said. Any speaker not properly using a microphone will be reminded to speak into the microphone. Each person may speak only once during a public comment period and unused time may not be transferred to another speaker. All comments should be civil and respectful to those present. Anyone engaging in disruptive behavior may be asked to leave the meeting.