

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
June 16, 2026**

MEMBERS' PRESENT:

William Creeley
Vincent D'Antonio
Walter Fazler
Lynne Schill
James Davis
Joe Hanuscin
Timothy Monahan
David Taraschi
Margaret Brossy

STAFF PRESENT:

Patty Muscella, Board Secretary
Eileen Fahey, Board Attorney
Danielle Gsell, Recording Secretary
Michelle Taylor, Planner

Absent:

Mr. Fazler called the meeting to order in the Council Chambers at 7:03pm 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#2025-31, 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.
 - A motion to approve this Resolution was made by Mr. Davis seconded by Mr. Creeley. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- 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.
 - A motion to approve this Resolution was made by Mr. Hanuscin seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

MINUTES:

- A motion to approve May 19, 2026, was made by Ms. Schill seconded by Ms. Schill. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

SWEARING IN OF PROFESSIONALS:

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Ms. Fahey swore in Ms. Taylor to provide testimony to the application before the Board.

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 2nd and 3rd floors, 0' rear yard setback where 15' is required for the 2nd and 3rd floors. Variance to permit 0 parking spaces where 34 parking spaces are required. **(CARRIED FROM THE APRIL 21, 2026 ZONING BOARD OF ADJUSTMENT MEETING)**

Mr. James Burns, Attorney for the applicant introduced himself to the Board providing testimony to the application before them. He gave some history about the application so the Board would have an idea as to a timeline of events that lead the applicant to this stage in the design and details of the application. In October 2025 the application was brought to the Board Professionals to come up with a design and plan for the proposed project. In December 2025 the applicant came before the Historic Preservation Committee (HPC) in good faith to ask for their opinions in the design of the project. The HPC had a long discussion with the applicant noting changes they felt needed to be made to the design of the project to better fit in with the historic area on Main St. The applicant revised his plans based on the conversations had with the Board Professionals and the HPC and came back to them in February 2026 with the plans being presented to the Zoning Board at this hearing. The applicant is complying with the Low-Income Housing Regulations which require him to have 1,2- and 3-bedroom low income apartments within the building.

Mr. Burns introduced Mr. Amit Patel, applicant and Mr. Howell Littman, Planner and Architect to the Board asking them to be sworn in to provide testimony to the application. Mr. Patel was asked to give some testimony as to why he was coming before the Board with this project. Since purchasing the building in December 2024, he has been actively looking for clients to occupy the commercial space there and has been hit with many walls since the clients he is seeking would be "higher" end and they don't feel that Main St. has enough traffic to sustain a business there. He clarified some of the rumors that had been circulated about what would be going on the bottom of the building. Exhibit A-11, Group of photos of businesses on Main St., the applicant showed this to the Board to give an idea as to how his project would be fitting within the character of Main St. Exhibit A-12, online comments from the organization "Saving Historic Moorestown", the applicant expressed his concern for this organization and how he felt it was a conflict of interest to be on a

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committee that is supposed to be bias about things but then be a vested member of a online group that speaks about applications in such as manner as shown in the exhibit. Mr. Patel testified to the parking as much as he could and felt the Township should consider paid parking within the municipal lot behind the building like other towns do. He wants to the keep the history of the building on Main St. and he feels he has done his best to take all comments and concerns raised about his application and make the changes being asked for.

Mr. Howell Littman, Planner and Architect, was accepted as an expert by the Board and provided testimony to the application about the parking and the elevations of the building. Mr. Littman testified to the second meeting the applicant had with the HPC committee and how they had made the changes to the proposed plans to address some of the concerns and suggestions given at the first meeting with HPC and the Board Professionals. The second floor of the building will have a 10ft. setback and the 3rd floor will have a 32.6 ft. setback making it hard for those walking Main St, to see the fronts of the proposed units. There was a lot of testimony provided about the elevation of the building and how the applicant had worked hard to make sure this design was going to be “fit” in with the historic Moorestown since that was a large concern of the HPC and residents who had spoken at other meetings. Mr. Littman testified that he felt Moorestown’s FAR variance being requested was not unusual since almost all of the properties on Main St would need to come before the Board if they wanted to do anything since the FAR was such a small number compared to other towns Moorestown makes it almost impossible to be able to do anything with a building without needing a variance. Mr. Littman spoke about the parking requirement and how the residential units will require an additional 34 parking spaces in which the applicant feels they have adequate space for since the residents will be able to use the municipal lot as well as Main St. or any other side street within the town. The applicant did conduct a parking count for this application but did not conduct a formal parking study. Someone from Mr. Littman’s office did observe the parking lot on a Tuesday morning noting there were only 14 parking spaces being used. On Saturday evening there were only 12 parking spaces and on a Friday afternoon 36 parking spaces were being used which Mr. Littman felt drove home the fact that there was more than enough parking to accommodate the new proposed units.

Mr. Littman testified to the positive and negative criteria of the application noting all the hardships he felt the applicant was enduring. He felt this application was redesigned to follow the comments and concerns from the Board Professionals as well as the HPC. He again spoke about the FAR and the comments from Ms. Taylor’s letter noting there would be places for activities within the town that the residents would be able to use. There will be no elevator within the building since it is not a requirement since it is only a 2-story building. There was discussion about the trash and recycling and how it would be handled by a private company with pick up being scheduled based on the need. The lighting that currently exists will not be altered by the applicant but he will be placing additional lighting on the property that will follow Township code. The current venting for LaVitas Pizza will be redirected to come from the roof and not the back of the building. The Board had some questions

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about parking and how that would be working with the current lot and the additional spots being needed to accommodate the new units. There was concern expressed about the building being so large and the addition being such a large one that they felt it would not fit into the character of Main St. With the affordable housing units being required the Board asked about a deed restriction needing to be a condition of approval and they were told it would have to be. There was a brief discussion about the style and colors of the materials being used and how they would be fitting to the feel and history of Main St.

Ms. Taylor spoke to her letter and the concerns she noted within it. She testified she did not agree with the applicants request for a site plan waiver. She felt they should provide some testimony to the site plan so the Board can a clearer picture of exactly what the applicant is asking for. Total construction will take about 12 to 18 months and all work will be done from the municipal parking lot so there will be no disruption to Main St. The applicant was asked about downsizing the number of units being proposed and how much he would be losing if he went to less units. The applicant testified it would not be a good financial move to downsize as he would be losing money on his investment.

PUBLIC COMMENT:

Ms. Dorothy Guzzo- 315 E 2nd St

Ms. Guzzo came on behalf of the HPC and spoke about the original design presented to the HPC they felt was a not something that fit in with Main St. but the new design was better but they felt the applicant could lessen the number of units being proposed.

Mr. Arjun Ram- 422 E 2nd St

Mr. Ram supports the project and thanks the HPC and the applicant for working together to make this application better than it was in the beginning. He is excited for life to come to Main St. and looks forward to seeing the completed project.

Mr. Joseph Ventresca- 701 Dominion Dr.

Mr. Ventresca owns many businesses on Main St. and feels this application is what Main St. needs to make the town some place people want to come. He thinks the applicant has done a good job in keeping with the character and history of Moorestown. He feels this will bring more foot traffic to Main St.

Mr. Greg Newcomer- 235 Fellowship Rd.

Mr. Newcomer asked about parking and the site plan details, he felt the applicant should have done more research about the parking and site plan requirements prior to purchasing the property. He doesn't feel the waiver for the parking should be allowed since the applicant hadn't, in his opinion,

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done proper research about the lot. He expressed concerns about the trash pick up and the current dumpsters not being large enough to handle the additional trash.

Mr. Michael Warrington- 66 Palmer Dr.

Mr. Warrington supports this application and would like to see better tenants in the commercial space of this property that would be able to bring the life back to Main St. He is happy to have someone that has roots in Moorestown and not just some large developer who will build this project and then the managing aspect up to someone else. He does feel we need to work on the parking through out the whole town and this project could be a step towards accomplishing that.

Ms. Susan Powers- 52 Foxwood Dr.

Ms. Powers is concerned about the parking and doesn't feel as though Moorestown should be compared to other towns as we are not like them. She is worried about the units having issues when Main St. is shut down for town events and how the residents will be handling that closure. She thinks a formal traffic study needs to be conducted since traffic is already an issue and adding more people to the area will make it worse.

Ms. Lynne Brill- 1 E. Central Ave

Ms. Brill asked about the inside units having windows and how they are supposed to get air into them. The inside units will have windows that go face out to the courtyard in the middle of the complex. Also concerned about traffic and the increase in density of the area.

Ms. Mary Flanagan- 426 Flynn Ave

Ms. Flanagan doesn't feel the area needs more people in it but she does feel that Main St. needs more restaurants to bring people into the town. She doesn't agree with having more places to live on Main St. since it is already a densely populated area.

Mr. Adam Melson- 236 S. Church

Mr. Melson supports the application and feels it would be a good fit for the town since most of the current businesses on Main St. are closed at night and there is nothing to do. He is happy to have an investor that lives in town and cares about it as much as residents do.

Ms. Ann Langerhans- 83 Westbrook Dr.

Ms. Langerhans is concerned about parking and how the building will be mis-matched to those already on Main St. She expressed her concern about the trash and how she felt it was going to be a mess and not maintained as it should be. She felt this application didn't match the feel of Main St. and the history it holds.

Mr. Joseph Chiacchio- 260 E. Main St.

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Mr. Chiaccio referenced Exhibit A11 and how all the properties are listed as inappropriate based on the interior design guidelines, therefore he felt these were not good examples to be using in the application. There was concern about the property being vacant since Mr. Patel has owned it and he didn't feel there had been enough effort in advertising the vacant space. He also stated he didn't feel it was the problem of the Township to make an investor whole and that is something the investor should have considered prior to purchasing the property.

Mr. Chris Keating- 7 E. Main St.

He thanked the Board and HPC for working so hard on this application and making sure it was something that was going to be in the best interest of the town. He felt the progress to get to this design was well done and supported the application. He spoke about the municipal parking lot and how the Council would be working on restriping it and making changes to it since it is not great now.

Mr. Dipti Dedhia- 730 Yorktown Ln.

Mr. Dedhia supports the application and is happy to see something that is going to bring Main St. back to life and bring more people to the town. He appreciates the applicant putting in all this work and effort to make the application and property something beautiful.

Mr. Burns summed up the application and thanked the Board and the Professionals for their time in hearing it. He feels that progress and growth are good and something that Moorestown needs. His hope was that this application and the testimony provided conveyed from the applicant the yearn to preserve and maintain the history of Main St. Moorestown. He is asking the Board to approve the application as designed recognizing the time, attention and effort the applicant put into it.

BOARD COMMENT:

Ms. Fahey summed up what the Board should be focused on when making the decision to approve or deny this application.

The Board all agreed that they were hesitant in the beginning about this application and concerned about the parking. There were additional concerns expressed about the trash and recycling being picked up and not left to create issues in the parking lot. The construction of this project was also a concern as it will take some time and the Board did not want to see any disruptions on Main St. during the time of construction. There was concern expressed about the size of the building and how it was going to look compared to the others on Main St.

The Board felt overall there had been a lot of time and effort into creating this design. The following conditions were stated:

1. Site plan submitted to Township Professionals for approval

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2. Deed Restriction on the affordable housing units

3. Light and hours of lighting to follow Township Ordinances

- A motion to approve this application with the listed conditions was made by Mr. Creeley seconded by Mr. Davis. The roll call vote of eligible Board members was 6 to 1 in favor. Motion Carried.

- 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)**
 - This application is being carried to the July 21, 2026 Zoning Board Meeting. No New notice will be required.

PUBLIC COMMENT:

DISCUSSION ITEMS:

NONE

ADJOURNMENT

With no further business to discuss, Mr. Creeley made a motion, seconded by Mr. Davis to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 10:39pm.