

**TOWNSHIP OF MOORESTOWN
ZONING BOARD OF ADJUSTMENT
AGENDA**

**TUESDAY, JULY 21, 2026
7:00 PM**

**Moorestown Town Hall in the Council Chambers
111 West Second St., Moorestown NJ 08057**

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 July 11, 2026.

TAKE NOTICE that in furtherance of recent law, beginning March 1st, 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- June 30, 2026

VII. Adoption of Resolutions

ZBA#2025-28, Amit Patel, 121 W. Main Street, Block 2407 Lot 31.

ZBA#2026-16, Stewart, 326 Kenilworth Ave., Block 2106 Lot 26.

VIII. Continued Business

ZBA#2023-17P&F, Mathoan Gas #9 LLC, 401 Mt. Laurel Road, Block 6305 Lots 1&2. Applicant proposes to convert existing auto repair 1,705.71 sf building to a convenience store with an 8'x24' walk in cooler and additional site improvements with a variance to permit 58.4% impervious coverage where 30% is permitted however 58% exists and a variance to permit a trash enclosure within the front yard.

IX. New Business

ZBA#2023-17EXT#2, Extension Request for Approval of ZBA#2023-17, Use Variance to permit Convenience Store at 401 Mount Laure Road, Block 6305 Lots 1 & 2.

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)

ZBA#2026-17, Balducci Inc., 304 Route 38, Block 3201 Lot 6. Variance Relief is requested from 180-80.3.D3 to permit 5 signs where 4 are permitted, 180-80.7B to permit 2 façade signs where 1 is permitted, 180-80.7B to allow 79 sf for each sign where 24 sf is permitted.

X. Discussion Items

XI. Adjournment

OFFICIAL ACTION MAY BE TAKEN ON ANY ITEM ON THE AGENDA

Next Meeting: August 18, 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.