

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
July 21, 2026**

MEMBERS' PRESENT:

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

STAFF PRESENT:

Damian Gil, Board Secretary
Eileen Fahey, Board Attorney
Danielle Gsell, Recording Secretary
Michelle Taylor, Planner
Rakesh Darji, Engineer

Absent: Walter Fazler

Mr. D'Antonio called the meeting to order in the Council Chambers at 7:00pm 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#2025-28, Amit Patel, 121 W. Main Street, Block 2407 Lot 31.
 - A motion to approve this Resolution was made by Mr. Creeley seconded by Ms. Schill. Mr. Hanuscin abstained from approving the resolution due to his absence from the meeting. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- ZBA#2026-16, Stewart, 326 Kenilworth Ave., Block 2106 Lot 26.
 - A motion to approve this Resolution was made by Mr. Davis seconded by Ms. Schill. Mr. Hanuscin abstained from approving the resolution due to his absence from the meeting. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

MINUTES:

- A motion to approve June 30, 2026, was made by Mr. Davis seconded by Mr. Creeley. Mr. Hanuscin abstained from approving the minutes due to his absence from the meeting. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

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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.**

Mr. Baranowski, attorney for the applicant recapped the application for the Board and gave a brief update on some of the changes made to the application since the last time he was before the Board back in March 2026. He introduced the professionals and applicant again to the Board and asked they be sworn in to provide testimony to the application.

Mr. Adam Denz, Engineer

Mr. James Miller, Planner

Mr. Gary Mathoan, Applicant

Mr. Baranowski testified the applicant is asking for site plan approval and an extension of the variance approvals since they have had to have many meetings with the County and the State regarding the renovations of the property and the fact that they will be removing a driveway entrance onto the property. He noted these meetings and plannings take time.

Mr. Denz introduced the new plans to the Board regarding the landscaping, signage, and traffic patterns which have been revised based on comments from the Township, State and County Professionals. Mr. Denz testified to the septic redesign that has taken place and needed to be approved and tested to ensure the safety of the property which was a time-consuming process. The property will not allow left hand turns out of the driveway once the project has been complete to ensure the safety of the people. The applicant will be installing additional landscaping where that driveway used to be.

Sheet C-4 was referenced to show the improvements to the existing sign by adding landscaping under it and lining the poles with stone to match the building. There was a peak that was being placed at the top of the sign but that was taken away so it would not trigger another variance needed. The letters and numbers on the building will be softly lite so people can see when driving by at night. The cooler in the back will have material around it matching the material being used on the building to make sure it doesn't stand out. There will be hedges and low-lying bushes installed to soften the property and hide some of the equipment. The applicant will be working with ERI on the lighting to ensure compliance and

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safety. There was discussion about the trash enclosure traffic circulation after the project was complete.

Mr. Miller, Planner reviewed the negative and positive criteria of the application and felt that the applicant had done a great job in renovating the building. He didn't think this application was a detriment to the public and was going to be a huge improvement to the area especially with this property being the "gateway" into Moorestown. There will be no changes to the fuel dispensing area, just some upgrades to the existing structure.

Ms. Taylor reviewed her letter and clarified the signs being requested by the applicant. Since the applicant agreed to all concerns/correspondence in the letter Ms. Taylor had no additional comments.

Mr. Darji asked about the well testing, he was told by Mr. Denz everything should be clear from all the testing completed. It was clarified there are deliveries 2X a week after hours and that will remain the same. There was discussion about the design waiver and how the delivery days will work for the food mart. The applicant will be adding additional screening to the cooler to make it less visible to the public. The applicant agreed to work with the Township Engineer on the construction operations plan.

Mr. Baranowski summed up the application and asked the Board to consider the work and the efforts put into this application. He thanked them for their time and consideration.

The Board felt this application and redesign was such an improvement to the property and they thanked the applicant and his professionals for taking the time to make the application as it was.

- A motion to approve all the application was made by Mr. Monahan seconded by Mr. Hanuscin. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

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.
 - A motion to approve all the application was made by Mr. Monahan seconded by Mr. Hanuscin. The roll call vote of eligible Board members was unanimous 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

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permitted and to allow the height of the sign to exceed 6'. (CARRIED FROM THE MAY 19, 2026 ZONING BOARD OF ADJUSTMENT MEETING)

Ms. Brossy recused herself from this application and stepped off the dais. Mr. Samuel Reale, JR. Attorney for the applicant introduced himself and asked to have Mr. Kol, President of the Mosque and Mr. Joseph Mancini, Engineer/Planner sworn in to provide testimony to the application. Mr. Reale explained to the Board that the applicant was there to ask for forgiveness since the sign and the stairway enclosure were done without coming to the Board for approval first and the applicant was sorry, they had not done so. Mr. Mancini introduced exhibit A-3 (google photos of old and new sign and stairway enclosure) Mr. Mancini reviewed the relief being requested for the sign and testified the applicant was not asking for a wall mounted sign or a sign where you can change letters which they are permitted. He went over the positive and negative criteria of the application and noted that he felt these changes were an improvement to the property and did not cause a detriment to the public good.

Mr. Taylor reviewed her letter and asked about the lighting on the building in which the applicant testified they had only changed out the bulbs and the lighting fixtures were already there. Ms. Taylor asked the applicant to work on getting the lights to shine down more so it does not affect the neighbors, the applicant agreed to work on that as well as placing them on a timer. There was discussion about the shrubs that had been planted being very large and possibly affecting the sight of the road in the future. The applicant testified they would ensure those shrubs were planted for the safety of the children as well as some privacy but they will not let them get higher than 6ft. tall so the sight of those driving will not be obstructed as well as the building will not be blocked since they want people to come be a part of their congregation.

Mr. Reale summed up the application and thanked the Board for their time and consideration. The Board expressed their dislike for the project being done before coming to them for approval but felt the sign was beautifully done and understood the reasoning for enclosing the outside stairwell.

- A motion to approve all the application with conditions was made by Mr. Creeley seconded by Mr. Hanuscin. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
- 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.

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Mr. Brian Hall, Attorney for the applicant introduced himself and the applicant to the Board to provide testimony to the application. Mr. Hall recapped the application for the Board noting what they were there for and why they were asking for relief. He testified that the signs being asked for have been changed from being back lite to having a light bar at the top of the sign and shining down on it. The proposed signs have also been moved from the front of the building to the side and set back off the road about 70 ft. to try and mitigate the concern about the lighting effecting the homes on Haines drive across Strawbridge Lake. The signs will remain lite Monday-Friday for 24 hours since the gym is open for 24 hours and on Saturday and Sunday the lights will be turned off at 7pm when the gym closes. Mr. Hall spoke to the negative and positive criteria of the application and didn't feel these signs were showing any detriment to the public good.

Ms. Taylor asked about how the signs would be mounted on the building since the design she had in front of her showed a large white background which Ms. Taylor was concerned would reflect to much light. Mr. Balducci testified those white mounts would not be there; it was just a drawing from the lighting guy he was using. There was discussion about the lighting and the signs surrounding this building. There was concern from the Board about the signs being lite 24 hours a day and asked if the applicant would be willing have a timer set to shut off the lights at about 10pm. The applicant was not agreeable to that since he felt those signs needed be lite during the open hours to show people where the facility was. Ms. Taylor spoke about the lighting and testified it was not maxed out but it was at a higher wattage. She also spoke about the sign placement and didn't feel that moving it would make much sense. She reviewed the variances being asked for so the Board had a better understanding on what they needed to be focusing on.

The Board expressed their concerns about the size, placement and brightness noting that those along Haines Dr. would be able to see the lite up signs from their homes. They didn't feel the signs should be that large and placement was not ideal.

Mr. Hall summed up the application and thanked the Board for their time and consideration.

- A motion to approve all the application was made by Mr. Davis seconded by Mr. Hanuscin. The roll call vote of eligible Board members was 6 to 1 in denial. Motion Carried.

ADJOURNMENT

With no further business to discuss, Mr. Taraschi made a motion, seconded by Mr. Hanuscin to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 9:46pm.