

**TOWNSHIP OF MOORESTOWN
ZONING BOARD OF ADJUSTMENT
AGENDA (AMENDED)
TUESDAY, AUGUST 18, 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 August 8, 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- July 21, 2026

VII. Adoption of Resolutions

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.

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'.

ZBA#2026-17, Balducci Inc., 304 Route 38, Block 3201 Lot 6. (DENIAL) 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

VIII. New Business

ZBA#2026-18, Thomas & Lydia Sheckels, 113 Pinehurst Lane, Block 2500 Lot 59. Variance request from Article IX, Section 180-25D to allow a new 704 sq ft garage to be 3ft from side yard where minimum of 12ft is required. Existing garage will be demolished.

IX. Discussion Items

X. Closed Session

XI. Adjournment

OFFICIAL ACTION MAY BE TAKEN ON ANY ITEM ON THE AGENDA

Next Meeting: September 15, 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.