

PLANNING BOARD REGULAR MEETING

Meeting Minutes

May 16, 2019

MEMBERS PRESENT:

Tom Neff, Township Manager
Douglas Maute
Peter Miller
Robert Musgnug
Dave Zipin
John Logue
Chris Locatell
Brian Donnelly

STAFF PRESENT:

Judith Murphy, AICP, PP, Planning Board Secretary
Peter Thorndike, ESQ, Board Attorney
Mackenzi Kelly, Recording Secretary

ABSENT: Christopher Chesner, Ryan Vander Wielen and Douglas Joyce

Mr. Douglas Maute called the meeting to order at 7:30 PM in the Council Chambers of Town Hall, 111 West Second Street by reading the Open Public Meeting Act statement. The Pledge of Allegiance followed a moment of silence. Roll call was listed as above with Christopher Chesner, Ryan Vander Wielen and Douglas Joyce being absent.

Minutes

April 18, 2019

Brian Donnelly made a motion, seconded by David Zipin to approve the 4/18/2019 meeting minutes, as written, the voice vote of the Board was unanimous in favor with Christopher Chesner, Ryan Vander Wielen and Douglas Joyce being absent, Tom Neff abstained.

Referral

Ordinance No. 7-2019 - An Ordinance of the Township of Moorestown Amending Chapter 180 Entitled "Zoning" by Revising Definitions, Article XIA, the L-MR District and Creating the AMF-2 District in Furtherance of the Fair Housing Act.

Mr. Zipin is stepping down his company has business with affordable housing.

Mrs. Taylor submitted 2 correspondences and a tax map of the block 8801 lot 4.02 and part of 4.03. The property is located on Centerton Rd by the Mt. Laurel border, and is located in the SRC-2 district. The Amendment to the master plan adopted on 4/4/19 shows the subdivision of lots 4.02 and 4.03, making 4.02 bigger. The purpose is develop 81 senior, multifamily 100% affordable housing. Mrs. Taylor tried to lay out how the ordinance is consistent with the Master Plan and wanted to show how it effectuates the master plan as well. Mrs. Taylor stated if and when townhouse units are expected the board should establish individual lot standards now. Mr. Logue stated the standards would be addressed in the site plan. Mrs Taylor said yes and it is something to keep in mind.

Mr. Logue made a motion, seconded by Mr. Musgnung to approve **Ordinance No. 7-2019**. The voice vote of the Board was unanimous in favor, Christopher Chesner, Ryan Vander Wielen and Douglas Joyce being absent. Mr. Zipin recused himself.

Ordinance No. 8-2019 - An Ordinance of the Township of Moorestown Amending Chapter 180 Entitled "Zoning" of the Township of Moorestown by Creating the AMF-5 District in

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Furtherance of the Fair Housing Act.

Mrs. Taylor submitted 2 correspondences and a tax map of the block 8801 lot 4.02 and part of 4.03. The property is located on Centerton Rd by the Mt. Laurel border, and is located in the SRC-2 district. Mrs. Taylor stated this is regarding lot 4.02 and part of lot 4.03 block 8801, located in the SR2 district. The reexamination report places them on affordable housing zone and the affordable housing site map. The re-subdivision would make Lot 4.02 increase in size and 4.03 will decrease in size. The idea is to create 130 market rate multifamily units that provide congregated dining and other services. The ordinance establishes the AMF 5 district to permit senior market rate housing in a single building or buildings to provide accessories and services to the residents. The ordinance requires affordable housing to be done 20% store sales set aside or for 15% rent set aside. In her opinion the ordinance is consistent with the land use plan element and the housing element. In order to effectuate the plan, she is asking the board to consider the following recommendations that would be accessory uses to the building:

1. Commercial kitchens and dining facilities
2. Food services,
3. Medical offices
4. Offices of physical, occupational, Speech Therapist and Audiologists
5. Private education service centers
6. Stores and shops

Mr. Thorndike stated making these recommendations will avoid a situation that would trigger a board view a permitted use. Mrs. Taylor yes that is correct. Mr. Maute stated under B14 it talks about accessory lots, he asked if Mrs. Taylor was recommending we keep this language and also add in the additional items. She stated is merely a suggestion, we have had an opportunity to evaluate and review in this other communities. It is envisioned as a rental building more like a concierge like a hotel. Recreational facilities are also permitted accessory. Per Mr. Thorndike for the record 4.02 is zoned AMF-2 and 4.03 AMF -5. They are separate. Mrs. Taylor stated one is 100% affordable and the other is market rate. Mr. Miller made a motion, seconded by Mr. Donnelly to approve **Ordinance No. 7-2019** with the recommendations. The voice vote of the Board was unanimous in favor, Christopher Chesner, Ryan Vander Wielen and Douglas Joyce being absent. Mr. Zipin recused himself.

Discussion

Establish Sub-Committee for Conservation Design Standards

The board stated this came about due to an application for Garwood Rd. The application took a long time to approve because of inconsistent ordinances. The purpose of this Sub-Committee is to have ordinances be more consistent and concise. The committee will be able to make recommendations to Mrs. Taylor and Mr. Noll. There will also be a member of MEAC on the Sub-committee. Mr. Maute stated the Sub-Committee will be able to hold some public meetings. Mr. Thorndike stated once the Sub-Committee comes up with a plan they can hold a public hearing. During the last meeting Mr. Maute asked for volunteers for

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the Sub-Committee for Conservation Design Standards. He stated that Mr. Musgnung will head the committee with John Logue. He indicated Ryan Vander Wielen stated he would be interested in serving as well. Mr. Maute made a motion to approve, seconded by Mr. Donnelly. The Roll call of the board was all yes, with Christopher Chesner, Ryan Vander Wielen and Douglas Joyce being absent.

Closed Session

Resolution 19-2019 - Authorizing Closed Session

Matters Relating to Litigation, Negotiations and the Attorney-Client Privileges

Potential litigation - affordable housing issues

Mr. Logue made a motion to move to closed session, seconded by Mr. Miller at 7:55pm. The voice vote of the Board was unanimous in favor, with Christopher Chesner, Ryan Vander Wielen and Douglas Joyce being absent. Mr. Zipin recused himself.

Mr. Locatell made a motion to move to open session, seconded by Mr. Musgnung at 9:15pm. The voice vote of the Board was unanimous in favor, with Christopher Chesner, Ryan Vander Wielen and Douglas Joyce being absent.

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Douglas Maute stated the next meeting would be 6/6/2019. A motion to adjourn was made by Mr. Miller and seconded by Mr. Locatell. The meeting was adjourned at 9:20pm.

Next Meeting: 6/6/19 at 7:30 pm

APPROVED June 6, 2019