

TOWNSHIP OF MOORESTOWN APPEARANCE COMMITTEE

Minutes for the Meeting of February 19, 2020

Present: Steve Chepurny, Karen Cigounis, Pat Canton, Richard Yeager, Annette McGuire, Janet Knowles, Darcy DiSpirito, Gina Zegel, Frank Costello, Dave Donachy, Tom Mannion

Township Representative: Judy Murphy

Council Representative: Lisa Petriello

Guests: Representing Moorestown Equities: Damien Del Duca, lawyer from Del Duca Lewis, Lisa Brobeck, rep from CHOP, Katie Boucher, rep form Interarc Architectural Firm, Ryan Turner, rep from Moorestown Equities, Pamela Richards, and independent guest attendee

Opening Statement: The opening statement as found on the agenda for our meeting was read by Steve Chepurny.

Roll Call: Conducted by Steve Chepurny.

Election of Officers: Richard Yeager nominated Karen Chigounis to be Vice President. Annette McGuire seconded the motion. Everyone approved, and Karen accepted the position.

Consideration of Minutes: Steve asked for a motion to have the minutes approved as amended. Janet made the motion to approve the minutes as amended, Karen seconded the motion, and all approved.

Demolition Application: None

New Business: Development Application: Moorestown Equities representatives were present to discuss their development project at the corner of Main Street and Marter Ave.: Block 6505/Lot 1402. Damien Del Duca, a lawyer, from the law firm Del Duca Lewis, representing Moorestown Equities, explained that his clients

had purchased the property 1 ½ years ago. They are proposing a 24,000 sq.ft. office building. 14,000 sq. ft. of the building will be occupied by CHOP for pediatric care. The remaining square footage will be available for rent. The zoning board asked that they appear before our committee. There will be an 80' buffer between the residence on Main Street and the new building which will consist of 500 trees, 2,000 plants, and a wood fence on top of a berm. Mr. Del Duca presented our committee with building elevations. The mechanicals will be obscured by a parapet. The building will be 25' tall. The business will not be in twenty four hour service. The corner streetscape will be developed with Taylor Design. Fencing will be capped. There will possibly be four other tenants occupying the building. Dave asked about lighting, and, in particular, lower lighting for less impact, and security lighting after hours. There will be 122 parking spaces. The Environment Committee met with them. They are proposing an underground system to help control water. They will add more coniferous trees instead of deciduous. A traffic study was also done. Dave suggested higher cornice on the brick. The color of the brick has not been selected. Lisa inquired about the sound of the HVAC Units. They said a small generator will run to protect vaccines. They will provide shop drawings. The lights and sign will be on a timer. Steve suggested pedestrian access from Main St. There have been complaints about Power Back's contribution to light, noise and traffic pollution. They expect to be completed in 6 months.

We all approved the development application with 2 contingencies: extra cornice and a side entrance from Main St.

Town Council: Lisa Petriello presented to our committee that the bids to complete the Main St. planters came in last week. The work will be awarded to the lowest bidder. They hope to have the work completed by April 16th, before Daffodil Day. Trees will be planted in 3 empty beds this spring: in front of Bacio, Healthy Garden, and Wells Fargo. April 18th will be Daffodil Day. Arbor Day will be celebrated at Perkins at 10 am on April 24th. It was recommended that the students from Roberts School sing and read poetry.

Karen recommended that we continue with our street walks. In Lenola the old Getty station will be redone. Lisa shared general information about the current status of affordable housing. Lisa has not seen a budget for trash cans.

Historic Preservation: Annette reported that they are making progress.

Streetscape: Judy suggested that the trash cans we want get priced; so this can be added into the township's budget. Comments were made that there are too many signs in the windows, and too any blue spruces being used on Main St. after the holidays.

General Comments: In reference to the proposed Chase Bank project, Dave is not pleased with their design. At the next scheduled Planning Board Meeting a letter will be presented with a list of improvements that Dave will compile to improve the look of the proposed building design. The comment was made that our committee needs to see proposals for projects much sooner. Pat explained that her husband, Paul Canton, would need to get back into the structure proposed for demolition to see the basement and to take necessary measurements for the possibility of moving it. Judy handed out Article VII of the township ordinance which pertains to committees, for our perusal.

| |
|------------------------|
| Approved June 17, 2020 |
|------------------------|

Steve asked for a motion to adjourn our meeting. Richard made a motion to adjourn our meeting. Annette seconded the motion. All approved @ 8:57.

Next Meeting: March 18, 2019 @ 7PM in the Donut Room.

Respectfully submitted by Pat Canton