

TOWNSHIP OF MOORESTOWN APPEARANCE COMMITTEE

Minutes for the Meeting of March 16, 2022

PRESENT: Annette McGuire, Melissa McGrath, Gina Zegel, David Donachy, D'Arcy DiSpirito, Pat Canton, Karen Chigonis, Steve Chepurny, Scott Hearn, Wayne Urffer, **GUEST:** Lisa Petriello

TOWNSHIP REPRESENTATIVE: Patty Muscella

COUNCIL REPRESENTATIVE: Sue Mamarella

CALL TO ORDER: Steve welcomed everyone and asked Patty to take attendance

CONSIDERATION OF MINUTES: With the correction of the next meeting date, Annette moved to approve the minutes and Gina moved to second. All approved.

NEW BUSINESS:

DEVELOPMENT APPLICATIONS:

ZBA#2021-30 41 E. Main St. Block 4405, Lot 53&54, Verizon

Verizon originally presented to the committee in January of 2021 and was here to update the committee and explain a size change for some of the antennas to allow for better coverage. There will be 9 antennas, 3 in each sector, 1 in each sector will be 5G. The MPE - Maximum permissible exposure will be very low. The FCC allows for 100% exposure. The committee was assured that all 9 antennas working together will be 3.95% of the 100% allowable exposure. The wrap used on the antennas will match the brick facade. The committee asked for a sample to be dropped off at the construction department so the committee could see it before installation. The longevity of the wrap averages 10 years, with a 7 year warranty. The ladder in the rear will be painted black, as the committee requested at the initial meeting. Annette made a motion to approve, Karen seconded and all approved.

ZBA # 2021-37 205-209 Chester Ave. Block 4403 Lot 4, Longo

Francis Longo presented to the committee and said that his family has owned the building and has tried to lease it for 16 years with no success. It has also been listed for sale with 4 different commercial real estate brokers, also with no success. The structure, which was office / professional space consists of 2 connected buildings, with the original structure dating to approximately 1900 and the newer part to 1973. They previously came before the Twp. Planning Board to convert the building to 8 residential units but were denied. They are now proposing to develop 5 residential units. The committee made various suggestions regarding paint colors, materials, shutters, architectural details, lighting, landscaping and the parking area. Mr Longo was receptive and seemed willing to work with the committee to improve the appearance of the building and property.

DEMOLITION APPLICATIONS: None

Annette asked if the township had received an application to demolish The Lanckenau Funeral Home at the corner of Chester Ave and Central Ave. Patty said they had not.

SIGN PERMITS: Patty said that the Bridal Salon on Main Street - “Ms to Mrs” expects to submit an application by Friday March 18, 2022.

HISTORIC PRESERVATION: Sue told the committee that the proposed ordinance as it stands does not have the full support of council. There are concerns about regulations without incentives and concerns regarding appropriate staffing of a regulatory commission. Further review is needed to look into incentives, tax abatements and local funding to support homeowner and historic district projects. The township will need to seek legal advice to determine how to best proceed. Sue continues to investigate how other communities have addressed historic preservation. The appearance committee feels strongly that work needs to continue to put an ordinance in place to prevent future demolition of important historical structures in town. The committee asked that Annette be updated regarding findings.

Steve asked for a motion to adjourn the meeting. D’Arcy made a motion to adjourn which was seconded by Gina. The meeting ended at 9:00pm.

NEXT MEETING: April 20, 2022 @ 7PM in the Library Building

Respectfully submitted by D’Arcy DiSpirito