



The Township of Moorestown

Department of Community Development
111 West Second St. • Moorestown • New Jersey 08057
(856)235-0912

2025 LOW- AND MODERATE HOUSING OVERSIGHT COMMITTEE MEETING MINUTES

Meeting: Wednesday, March 26, 2025 at 7:00pm at Donut Room

Next Meeting: March 26, April 23, May 28, June 25, July 23, August 27, September 24,
October 22, November 12, January 28, 2026.

I Call to Order: Roll Call: (Present “Y”; Not Present “N”)

Y * Chairperson Phil Garwood
Y * Vice Chair Victoria Britton, Esq.
Y * Secretary Brooks Garrison, R.A.
Y * Committee Michael Connelly
Y * Committee Nick Cangelosi
N * Councilman Christopher Keating, Esq.
Y * MT, DCD Damian Gil

II Open Public Meeting Act:

“Notice of this meeting has been provided in accordance with the “Open Public Meetings Act” by:

1. Posting a notice on the bulletin board at the Library and Municipal Complex.
2. Emailing a notice to Burlington County Times and Philadelphia Inquirer.
3. Posting a copy of the Agenda on the Municipal Website.
4. Forwarding written notice to each person who has requested copies of the regular meeting schedule.

The above posting, filing, and mailing having taken place on or before 24th day of March 2025.

III Minutes from February 26, 2025:

1. Accepted.

IV Reorganization:

1. Selection of officials and confirming Secretary – Brooks Garrison.

II New Business:

1. Discussion of identifying potential redevelopment sites.
2. Discussion of the township potentially purchasing existing rental units then using them to meet the goal. This is an expensive proposition. Not cost effective.
3. Discuss advertising the option for local owners to rent their properties for low – moderate housing.
4. Reviewed the letter from the township of Moorestown – Department of Community Development dated March 25, 2025. (attached)
5. The committee needs to look at all options to meet Fair Share Housing. The committee needs to look at Overly Zoning;
 - Email Damian Gil. We cannot send group emails. Limited to groups of 2 emails. (not exceeding 4 or a quorum).
 - Make suggestions to Damian about other properties that could be available for low moderate.
 - Buildings or properties that could be convertible for affordable housing. We have to come up with a plan that is a legitimate attempt to comply.
 - Discussed several sites on the Moorestown Zoning Map in the room.

VI Old Business

1. **Memorandum Concerning Affordable Housing:** The committee reviewed and discussed the attached letter from Brian Slaugh, AICP, P.P. Planning Consultant dated January 27, 2025 to Council. The letter outlines the legal obligation, important deadline and the fourth round affordable housing obligation numbers. The “Present need” (rehabilitation) number is 20 units and the “Proposed need” (New Construction) number is 250 units. These numbers were assigned and provided by the New Jersey Department of Community Affairs (State).
2. **Historic Time Line:** The history of Affordable Housing was discussed. Attached is “The Timeline” document from [www. NJPO.org](http://www.NJPO.org) the New Jersey Planning Officials Volume 85, No 2, Page 3.
3. **Committee Goals:** The purpose and goals of this committee is to review, discuss and provide insight and recommendations to council. The groups Experience and knowledge is sought to “think outside of the box” and consider public input and opportunities to assist council with the State mandate. Clearly the State deadlines are a significant concern, obligation. The committee will endeavor to consider and dive into the unique

opportunities Moorestown Township has available to continue providing safe affordable housing for our neighbors in Town. Therefore, the committee will continue to meet after the State deadline to consider current and future low and moderate housing options in Town.

4. **Affordable Housing Opportunities:** The committee briefly discussed the opportunities available to meet the State obligation, Vacant Land Adjustment, Overly Zoning, Accessory Dwelling Unit (ADU's) and Moorestown Ecumencial Neighborhood Development (MEND) existing and future housing units..

VII Adjournment: Next Meeting: April 23, 2025

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MEMORANDUM

To: Low- and Moderate- Income Housing Oversight Committee

From: Damian J Gil, Director of Community Development

Date: March 25, 2025 Discuss March 26 Mtg.

Background:

As Moorestown enters the fourth round of affordable housing obligations (2025-2035), the Township has taken initial steps by formally adopting a prospective need obligation of 250 units, as identified in the documents provided at the LMIHOC kick-off meeting last month. In accordance with N.J.S.A. 52:27D-310.1, municipalities that receive an adjustment to their prospective need obligations due to a lack of vacant land must identify sufficient parcels with redevelopment potential to accommodate at least 25% of the adjusted obligation. Having previously received a vacant land adjustment (VLA) during the third round (1999-2025) due to the limited availability of developable land, Moorestown anticipates receiving a similar adjustment for the fourth round. As such, conducting an analysis of potential redevelopment opportunities will be necessary to fulfill its obligations and ensure compliance with state requirements.

Purpose:

The purpose of this memorandum is to task the Low- and Moderate- Income Housing Oversight Committee (LMIHOC) with identifying sites that are likely to redevelop within the current round and can be realistically zoned to contribute to our affordable housing obligations.

Scope of Work:

The LMIHOC is requested to undertake the following activities:

1. Site Identification:

1. Conduct a review of the municipality to identify underutilized, obsolete, or distressed properties suitable for redevelopment.

2. Consider publicly owned land, tax-delinquent properties, and aging commercial or industrial areas that could be repurposed.
3. We should be applying a suitability standard when identifying parcels that would be appropriate for redevelopment as residential.

2. Documentation and Reporting:

1. Prepare a report detailing identified sites, including current use, ownership status, redevelopment potential, and zoning considerations.
2. Provide recommendations for actions the municipality should take to facilitate redevelopment for affordable housing.
3. Submit findings and recommendations to the governing body upon completion.

Your diligence and expertise in this matter are greatly appreciated. Should you require any additional resources or support, please do not hesitate to reach out.

Moorestown Affordable Housing Fact Sheet

Moorestown received a Conditional Judgment of Compliance and Repose on February 23, 2021. This means that the court has determined that the Township's Housing Element and Fair Share Plan meets our constitutional obligation to provide a realistic opportunity for the development of affordable housing in our community. The plan is substantially based upon the March 2018 settlement between the Township and Fair Share housing Center, and includes existing affordable housing, proposed new development, and mechanisms to address the need for housing over and above the available land for development (the "unmet need"). The unmet need arises because Moorestown has relatively little undeveloped land, so the plan provides for a vacant land adjustment that reduces the obligation to an amount that corresponds to the remaining developable land. The primary mechanism to address the unmet need is the use of overlay zoning districts that permit the development of residential uses as an option to the existing commercial use and underlying commercial zoning. The development of the residential units in the overlay districts is not required, but when it does occur, one in five of the new residential units must be set aside as an affordable unit.

Total affordable housing requirement per the March, 2018 Settlement Agreement:	1,167 units
Adjusted affordable housing obligation (after vacant land adjustment):	633 units
Additional affordable housing obligation ("unmet need"):	534 units

NEW DEVELOPMENT

Property/Location	Total New Units	Affordable Units	Type
307 Harper Drive	75	75	Family Rental
CIS (Centerton Rd, Block 8801, Lot 4.03)	81	81	65 age restricted/16 special needs units
Sbar Blvd & Lenola Ave	184	36	Family Rental
MRD (102 W Rte 38)	173	35	Family
Diocese of Trenton (Centerton Rd, Block 8801, Lot 3.01)	85	17	Family
Nagle Tract (Hartford & Centerton Rd)	152	76	Family
Land Resource Solutions (125 W. Camden)	20	4	Family

OVERLAY ZONING FOR UNMET NEED

Property/Location	Total New Units	Affordable Units
Moorestown Mall	Up to 1065	213
Lenola Town Center (200 W Camden Ave)	Up to 60	12
K-Mart Plaza	Up to 390	78

The Township entered into a settlement agreement with the owner of the Moorestown Mall (PREIT) which specifies that the residential units can be added in 3 phases as per a Redevelopment Plan to be adopted. The settlement agreement requires that Phase 1 of the Redevelopment Plan (which includes 375 total residential units, 75 of which will be set aside as affordable units) be introduced on or before July 26, 2021. Phases 2 and 3 would require demolition of significant portions of existing commercial space before additional residential development would be permitted.