

MOORESTOWN TOWNSHIP PLANNING BOARD MEETING
April 7, 2022

MEMBERS PRESENT:

William Barker
William Wesolowski
Robert P. Musgnug
Christopher M. Chesner
Joseph Maguire
Kevin Aberant
Naoji Moriuchi
Lisa Petirello

STAFF PRESENT

Nancy Jamanow, Planning Board Secretary
Matthew Wieliczko ESQ, Board Attorney
Danielle Gsell, Alternate Recording Secretary
Michelle Taylor, P.P, A.I.C.P Board Planner
Christopher Noll, Board Engineer

Absent: Henry Balikov, Melissa Arcaro-Burns, David Zipin

Chairperson Barker called the meeting to order in the in person meeting at 7:03 pm by reading the information to connect to the meeting and the Open Public Meetings Act statement. A moment of silence was followed by the Pledge of Allegiance.

Roll call is as listed above.

ADOPTION OF RESOLUTIONS:

- PB#2021-48, Sam Lepore, 569 Sentinel Road, Block 5703 Lot 21, Minor Subdivision
 - A motion to approve this Resolution with the correction to page 11 listing Ms. Petirello as a nay on the application was made by Mr. Maguire seconded by Mr. Musgnug. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.
- PB#2021-12, Mary Flanagan, 426 Flynn Ave, Block 2203 Lot 1, Minor Subdivision with Variances
 - A motion to approve this Resolution was made by Mr. Chesner seconded by Mr. Aberant. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.

MINUTES:

- February 17, 2022
 - A motion to approve the February 17, 2022 was made by Mr. Chesner seconded by Mr. Musgnug. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

NEW BUSINESS

- **PB#2022-11, Christine Vesaki, 621 Garwood Road, Block 7000 Lot 12, Minor Subdivision with Variances**

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Mr. Jeffrey Barron, attorney for the applicant, introduced himself to the Board and gave an overview of the application in front of them. He also provided a background history on the property as well as what the previous applications brought and approved by the Board in the past. He asked the Board to swear in his witness Mr. Robert Stout, Engineer on the project. Mr. Wieliczko wore in Mr. Stout as well as the Board Professionals who would be testifying on the application. Mr. Stout was accepted as an expert by the Board and presented Exhibit A-1 (colored aerial rendering of property). Mr. Stout explained how the sub-division would be done and how the applicant would be preserving some of the area as open space as well as keeping the agreement with the town to dedicate some portion of the land to them. He thoroughly explained how the lot lines will be moved to create the additional same size lots known as 12.01 and 13. There was review of the positive and negative criteria to the application to show the Board how granting this subdivision would be a benefit to the applicant as well as the town. Mr. Baron testified the applicant has been offered, on several different occasions, to sell the land to developers for residential properties to be built but she has declined and preferred to have the land stay as open space. Mr. Wieliczko called out the variances being sought as well as the recommendations being made by Taylor Design Group and ERI as stated in their letters so the Board was made aware the applicant was agreeing to all recommendations and conditions asked of them in the letters. Ms. Taylor pointed out she asked for a 90 ft. setback for the 2 smaller lots where 150 ft. is required and the applicant agreed to the request. This would help the lots fit in better with the neighborhood.

Ms. Jamanow asked about the fence being removed or moved on proposed lot 12.01. She requested the applicant obtain a zoning permit for the fence when it is ready to be moved and the applicant agreed to have this done.

Mr. Wieliczko reviewed the variances the Board was going to be approving as well as the conditions set forth to obtain approval and what they should be considering when making a decision about the application.

- A motion to approve this application was made by Mr. Maguire seconded by Mr. Aberant. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.

- **Review of the Zoning Board of Adjustment 2021 Annual Report**

Mr. Maguire explained why there the Zoning Board does the Annual report and makes suggestions based on the applications coming before the Board. Ms. Petirello asked for some clarification the some of the points brought up in the annual report in which Ms. Jamanow was able to assist her with.

- **Referral from Township Council Ordinance 3-2022;** An Ordinance of the Township of Moorestown, County of Burlington, New Jersey Appropriating \$900,000 and Authorizing the Issuance of \$460,750 In Bonds of Notes of the Township to be Used for Improvements to Cox Road and McElwee Road, together with all related expenses. If acceptable, Adoption of

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Resolution #2022-18; A resolution recommending to Township Council adoption of Ordinance No. 3-2022 appropriating monies and authorizing the issuance of bonds or notes of the Township to be used for Improvements to Cox Road and McElwee Road.

Mr. Aberant gave a brief overview of what the bonds would be used for on the improvements of Cox and McElwee Rd. He also stated the DOT will be granting some of the funds needed to make the improvements to the roads therefore they have certain things that must be done in order to meet the DOT required standards for the roads and the grants. There will be further discussion on these improvements at the Council Meeting being held on April 11, 2022.

- A motion to approve Resolution 2022-18 was made by Mr. Chesner seconded by Mr. Aberant. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.
- **Council Resolution 110-2022** A Resolution Directing The Planning Board Of The Township Of Moorestown To Conduct A Preliminary Investigation To Determine Whether The Lands Identified As Block 1400, Lots 13, 14 and 15 and Block 900 Lots 3, 7, 8, and 9 Constitutes An Area In Need Of Redevelopment – This is the Pulverizing Site. If acceptable, Adoption of **Resolution 2022-17**, appointing Taylor Design Group, Inc. for Planning Services to conduct a Preliminary Investigation to determine if the area designated constitutes an Area in Need of Redevelopment.

Mr. Aberant gave a brief back history of the property and why the Council was looking to gain the approval of the Planning Board to have the investigation done on this property. The goal of the Township is to Place the property back on the tax role, have it cleaned up and find a good use for it. Ms. Taylor from Taylor Design Group was asked to conduct the investigation in which she has sent a draft letter over to a Redevelopment Attorney for review in hopes to have his review back to be heard at the May 5, 2022 Planning Board Meeting. She feels she will be able to have something for the Board to review at that time.

- A motion to approve Resolution 2022-17 was made by Mr. Wesolowski seconded by Mr. Aberant. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.
- With no further business to discuss, Mr. Aberant made a motion, seconded by Mr. Chesner to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 7:54pm.