

MOORESTOWN ENVIRONMENTAL ADVISORY COMMITTEE

Meeting Minutes

DATE: Thursday, April 21st, 2022, 7:00 P.M. @ Library Room B.

PRESENT: Joan Ponessa, Chris Salvatico, James Barry, Stephen Jaffe, Brian Thomas, Barbara Rich, Nancy Jamanow & Quinton Law. Guest: Walter Fazler, Chairman of the Zoning Board of Adjustment

MINUTES: Approved. Moved by James and seconded by Chris.

APPLICATIONS FOR REVIEW:

Longo. ZBA#2019-34A: Block 4403, Lots 4 & 5. 205-209 Chester Avenue. The applicant is seeking a use variance to permit conversion of an existing mixed-use building to a fully residential use consisting of six (6) apartments. The lot coverage will decrease from 11,496 S.F. (72.5%) to 11,165 S.F. (70.5%) due to the reduction in driveway area. This application will be heard in May. At first there was a concern that there may not be enough parking for the number of units proposed (5 units), but the current plans show 21 spaces available with 11 being the requirement. Another concern is on a field visit it was discovered that the parking lot drain was covered with debris. MEAC requests that this be cleaned and regular inspection/cleaning take place.

Safari Energy. ZBA#2021-34: Block 3202, Lot 1. 308 Harper Drive. The applicant wishes to add canopy solar to the parking lot area and on the building roof. This application was heard and approved with conditions at the April 19th Zoning Board meeting. MEAC has no further comments.

Manor Hill Contracting Services. ZBA#2021-38 & ZBA#2021-39: Block 4400/22, 17 and 19 E, 2nd Street, & Block 4400/20 and 21, 23 and 25 E. 2nd Street. Both these applications are for the renovation of two separate duplex structures. Work includes building extensions, parking improvements and garages. At the April 19th Zoning Board meeting ZBA#2021-38 was partially presented, but then postponed due to issues with the design. Chris and Barb attended this meeting and Chris verbally submitted comments compiled by himself, Joan and Barb. Both these applications will be heard at either the May or June Zoning Board meeting. Issues raised by MEAC include the increase in impervious surface, SWM, and the removal of trees on the property.

The Enclave at Moorestown. PB#2022-16: Block 8801, Lot 3.01. This application proposes a 60-unit townhouse and 16-unit stacked affordable residential development, roadways and associated stormwater management system. The 297 parking spaces provided by the project include garage and driveway parking spaces, as well as visitor spaces scattered throughout the site located on Centerton Road. The plans presented at this meeting were incomplete. MEAC will review updated plans when they become available. MEAC will also need to review the Phase I report when it is made available. Some members did not see or did not get the download link to the digital documents before the link expired. Chris will upload to another site and allow people to access it from there.

ENVIRONMENTAL RESOURCE INVENTORY (ERI): Joan, Barb, and Chris took Mel Musie (DVRPC) on a tour of the town on April 8th which ended with a status meeting. James Barry volunteered to help track down the top businesses by employee numbers while Quniton volunteered to help in the process of getting permission to have the State come and do an electro-survey of the fish in Strawbridge Lake. This will help Brian complete his section of the document. The next status call with DVRPC's Mel Musie is scheduled for May 6th at 11:00 A.M.

ZONING BOARD OF ADJUSTMENT: Walt Fazler, the Chairman of the Zoning Board attended the meeting to discuss the Zoning Board's work and how MEAC and the Zoning Board can work more efficiently together to address issues such as stormwater. Mr. Fazler discussed how the Zoning Board and Township have become more proactive in helping applicants navigate through the process and rectify issues such as impervious surfaces and SWM before they officially present to the full Board. For example, this can include such remedies as on-site remediation. The discussion also included the need to make administration changes to better align MEAC and the Zoning Board's schedules to allow enough time for project review. Also, MEAC's would like to include other applications such as Bulk Variances in their review stream as they can and often do have environmental issues associated with them. Even though it has been submitted, a re-evaluation of MEAC's charter to include such projects might be needed to include this request.

REPORT FROM COUNCIL REPRESENTATIVE: Quinton updated the Committee on Council matters. He mentioned that the first budget meeting has taken place and there are no tax increases planned for the coming year. The Township is also planning on hiring additional staff including for the police department. Daffodil Day will be held on April 23rd as well as the annual Arbor Day celebration on April 29th. Quinton also mentioned that the Township has been given a AAA credit rating. For project news, Quinton discussed the status of the Pulverizing Services property and the repaving of McElwee Road.

OPEN SPACE: Barb reported on the approval for septic of the 8.77-acre piece of property across from Esther Yanai Preserve. Nancy reported that the applicant has met the 100 feet from a waterway requirement for approval. The original issue was the original plan was incorrect and unclear. A new batch of the "Take a Hike" brochures have been ordered, but there was no delivery date yet. Barb also distributed color copies of the updated land use/land cover map to be used in the ERI for everyone's use.

FUTURE MEETINGS: The next following standard meeting will be scheduled for Thursday, May 19th at 7:00 P.M. in Library Meeting Room B.

The meeting was adjourned at 8:49 P.M. Moved by Steve Barry and seconded by Brian.

SUBMITTED BY: Chris Salvatico, Secretary.