



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, April 23, 2025 at 7:00pm at Donut Room

Next Meeting: 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
N * Vice Chair Victoria Britton, Esq.
Y * Secretary Brooks Garrison, R.A.
Y * Committee Michael Connelly
Y * Committee Nick Cangelosi
Y * 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 20th day of April 2025.

III Minutes from March 26, 2025:

1. Accepted.

II New Business:

1. Moorestown Township filed with the State on April 21st for a 3 month extension

from June – September, 2025. This is pending a court decision. The State is still dealing with a number of municipalities that are suing the State not accepting their required numbers. Moorestown did adept/agree with the State number.

2. Moorestown Township consultant Brian Slaugh, P.P. is preparing the Planning Document Draft Plan. It is due in June. This committee review will advise.
3. Attached is a draft document dated April 23, 2025 issued to Moorestown Township Council From: Low and Moderate Income Housing Oversight Committee (LMIHOC). Initial Site Recommendations and Compliance Strategies for Affordable Housing (2025 -2035 Planning Period). This was discussed, item by item in detail.
4. There was extensive conversation about several potential sites.
 - SRC -1 Open field behind Marne Hwy, YMCA, Virtua was added to the list of potential sites.
5. Vertical 20% set aside Mixed-Use sites were discussed along North Church Street and Camden Avenue. Mixed-Use Vertical (3) plus stories include: commercial 1st floor and Residential 2nd & 3rd floors with 20% set aside for low/moderate housing, The suggestion is to change zoning along these corridor roads allowing this development. Change zoning to overlay.
6. Accessory Dwelling Units (ADU's) were discussed at length and the committee decided there were too many liabilities and potential concerns. The committee will not recommend ADU's.

VI Old 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.

VII Adjournment: Next Meeting: May 28, 2025