

PLANNING BOARD MEETING

Meeting Minutes

June 2, 2022

MEMBERS PRESENT:

William Barker, Chairman
Robert Musgnug
Christopher Chesner
Henry Balikov
Naoji Moriuchi
Melissa Acaro Burns
Lisa Petriello
Kevin Aberant
Joseph Maguire
William Wesolowski

STAFF PRESENT:

Nancy Jamanow, PP, Planning Board Secretary
Matthew Wieliczko, Board Attorney
Mackenzi Kelly, Recording Secretary

Mr. Barker called the meeting to order at 7:01 PM in the Council Chambers of Town Hall, 111 West Second Street by reading the Open Public Meeting Act statement. The Pledge of Allegiance followed a moment of silence. Roll call was listed as above.

ABSENT: David Zipin

Minutes:

March 3, 2022

Mr. Maguire made a motion to approve the March 3, 2022 minutes seconded by Mr. Aberant. A roll call vote of eligible Board members was unanimous in favor.

May 5, 2022

Mr. Aberant made a motion to approve the May 5, 2022 minutes seconded by Mr. Chesner. A roll call vote of eligible Board members was unanimous in favor.

Resolutions:

PB#2022-14, Infinity 8 Revocable Trust & Estate of John Ravikio, Sr., 7 & 8 Deer Rest Road, Block 5705 Lots 20 & 21, Minor Subdivision- Lot Line Adjustment

Mr. Maguire made a motion to approve Resolution PB#2022-14, seconded by Mr. Aberant. A roll call vote of eligible Board members was unanimous in favor.

PB#2022-15, Richard Britton & Norbert McGettigan, 120 Mount Laurel Road & 224 Quakerbridge Court, Block 4900 Lots 40 & 63, Minor Subdivision-Lot Line Adjustment

Mr. Maguire made a motion to approve Resolution PB#2022-15, seconded by Mr. Chesner. A roll call vote of eligible Board members was unanimous in favor.

PLANNING BOARD MEETING

Meeting Minutes

June 2, 2022

New Business:

PB#2022-21 Draft Open Space and Recreation Element of the Master Plan for review and discussion -Brian M. Slaugh, PP, AICP of Clarke Caton Hintz Public Hearing and adoption of Open Space and Recreation Element scheduled for June 30, 2022.

Mr. Slaugh went over updates for Chapter 4 of the Master Plan: The open space and recreation element. He stated the township wants to acquire funding through the green acres program. In order to do this, the open space plan must be updated every 10 years. He said the present one is 13 years old, so it is time to update the Open Space and Recreation element. In 1998 the residents voted to self-tax for open space purposes. He said the open space tax is authorized up until 2028. Since that time, the Township has generated 15 million dollars for open space and recreational purposes. It has also generated an excess of 7 million dollars in county and state funds to help. The township has an active recreation program that has a significant part time and volunteer effort, such as the Recreation Advisory Board. It is an important part of the town's fabric. Open space resources include both active and passive recreation. Open space can be considered conservation lands. The plan has a lot of inventory in it. The plan discusses Active recreation facilities and other purposes such as conservation or passive recreation purposes. There are areas large enough they will have all four kinds for the activities taking place under one parcel. Mr. Slaugh stated preserved Farmland is discussed as an open space resource as well. It provides a contrast to the built environment such as streets etc. Open Space also provides Ecological functions. There are many studies that show that open space support property values. Mr. Slaugh went over a map that depicted open space and recreational areas, with color coding that shows different types of open space. These recreational facilities, golf courses, county agricultural center, deed-restricted areas, Board of Education facilities represent how land has been preserved from development. They are characterized within the report. The Open Space Advisory Committee work on a continuous basis looking for priority parcels to acquire in the future. He stated, as priorities become part of a plan incentive program, it makes it easier to receive funding through the green acres program. The township is required to go through a process of seeking input from this. He stated back in July they invited state holders to discuss various aspects of what they were seeking through open space and recreational purposes.

Main themes

1. Youth sports organizations facilities. The recreational fields are heavily used in the municipality. The fields should be rested at times. It is very difficult to maintain proper turf conditions. They are located at various locations throughout the municipality. The township does not have a central sports complex to keep equipment and take care of the lands. It would be more efficient if there were a central location.

PLANNING BOARD MEETING

Meeting Minutes

June 2, 2022

2. New trail systems. There was concern regarding resources to maintain it and police it. They would need a better volunteer structure.

Mr. Slaugh went over an action plan for open space with some goals, which have been in all the plans since 2002.

- a. Have a zoning district for municipal open space
- b. Continue to pursue funding
- c. Establish a formal mechanism for monitoring conservation easements
- d. See if someone is interested as being a champion for trails and identify a group to help facilitate trails
- e. survey people periodically to see if there are any unmet needs

Mr. Barker stated he is very happy with the status where they are.

Mr. Wieliczko stated this is anticipated to be adopted on June 30, 2022. This is time for questions and discussion. Mr. Slaugh stated they have received comments from Theresa Miller from the Recreation department. Mr. Chesner stated they do have rotary groups such as the breakfast club who care for Jeff Young Park. Mr. Slaugh stated friends of the rotary take care of Fullerton and Jeff Young Park. These are mentioned in the report. Mrs. Jamanow stated they did invite the Open Space Committee. Mrs. Petriello feels the report is lacking and incomplete in its information. She stated it does not mention details such as the work done at Strawbridge Lake, Recreation facility's commercial kitchen and the Senior Center. She inquired if there was enough people at the Workshop. She stated one of the main goals was people wanted to consolidate fields, however it seems the priority is to buy Trucksess. It is not going to address the main priority. Mr. Slaugh stated they should all be listed and to let him know what needs to be added. She stated she does not feel that relying on volunteers to maintain township assets is appropriate. She feels there should be more thought on hiring personnel and considering increasing the open space levy. She inquired on why the Mayberry plan was removed. He stated it is clear to him that it is open space. She stated the Field Club is in there however, it is not open space. He stated the Field club is a private recreational facility. He stated a number of the things Mrs. Petriello mentioned are policy issues or council issues. The Planning Board can recommend to council that these things should occur. Mrs. Petriello inquired if the list they provided is the complete list. Mrs. Jamanow stated this is the list the open space committee provided to send to the county for their priority list. Mrs. Jamanow stated some of the report was provided by the Recreation Department. Mr. Wieliczko stated the good news is this is a drafted report and the board can work together between now and the next meeting to provide what should or should not be in the report and to add more information for the report. Mr. Maguire asked for more testimony on the Evergreens and the Harper Rd properties. Mr. Slaugh it is called the Evergreens (Carson's Woods). You would need to have both together and have athletic fields on a relatively flat land. This has not been laid

PLANNING BOARD MEETING

Meeting Minutes

June 2, 2022

out. The lots across the street could accommodate a soccer field. He did an analysis of the lands for building purposes to see what could be done under the conservation subdivision process it did not yield any housing. It could serve two major sports. Mr. Moriuchi stated it would be good to identify the needs of each youth program in the township and what is currently allocated as well as divided in terms of boys and girls. Mr. Slaugh stated there was contact made to each group. There was contact for them to come to the stake holder meeting. Mr. Moriuchi feels it would be good to identify the allocation of the current fields. It would be good to identify the needs for each youth program. Mr. Maguire stated it is important to interact with the lacrosse and soccer clubs, they know what they want and need. When it comes to funding, they often put up funding for these things. Mrs. Burns inquired what organizations made it to that meeting. Mr. Slaugh stated baseball. Mr. Balikov stated he appreciated the overview, he thought it was helpful. He asked Mr. Slaugh to give him a sense of how open space has changed since 2002. Mr. Slaugh stated there has been some smaller acquisitions such as Percheron Park. Mr. Balikov inquired if it was incumbent on the master plan to envision trails that would link these or is it not being favored. Mr. Slaugh stated there is a concern that it uses a lot of resources, it is not necessarily disfavored. There would be a need to demonstrate a desire. Mr. Balikov inquired if it was the nature of the master plan to assume no volunteerism. Mr. Slaugh stated Moorestown has a lot of volunteerism already. It seems if there is a need in Moorestown a group springs up to fill it. That is why he feels there is a possibility. Mr. Balikov asked Mr. Slaugh to describe any additions to this Master Plan that involve paving. Mr. Slaugh stated a trail system would or it could also be pea gravel. The Township would have to take into consideration ADA compliance as well. Mr. Slaugh stated the Open Space Advisory committee has been here since 1998 and has provided a lot of input. There is also staff input and budgetary concerns. Mr. Chesner inquired if there is enough money to buy the Evergreen property. Mr. Slaugh stated he has no idea. Mrs. Jamanow they would have to do appraisals. Mr. Slaugh stated there are certain parcels identified that have easements on them for development, however there was not much support on farmland preservation. There is some on the Hess property on Lenola Rd. He requests sometime be spent on that and the role it could play. Mr. Slaugh stated one of the easements is on Salem Crossing Road. Mr. Slaugh stated it is in the report but not the focus. Mrs. Petriello is in favor of adding agriculture on the map too. Mrs. Burns inquired is this consolidation of what we have now or additional fields. Mr. Slaugh stated it is not clear yet, they do not know where or the number of fields that would make sense. Mr. Wieliczko instructed the board members to email Mrs. Jamanow any comments regarding this by June 10

Public Comment:

Maura Dye 6 S Shirley Ave

She is on the Open Space Committee. She had many comments. Mr. Wieliczko stated she can make a comprehensive list and email it to Nancy Jamanow. She feels that habitat

PLANNING BOARD MEETING

Meeting Minutes

June 2, 2022

should be added to the element for protecting. She feels sustainability and ability to grow food is important to add as well as Education. She feels that the township should incorporate learning about open space/agriculture in school. She stated Waterworks woods is listed as having a playground; she does not think it does. She stated Persheron Park is listed as passive but does not feel that it is. She feels they should add a walkway by the river in front of the leaf composting area. She inquired if Sunnybrook is private. Mr. Slaugh said it is owned by its members, it is a community center. She stated the Field Club has 100 year lease. She wanted to know when that expired and if it would be kept as open space. She inquired what Red Leaf was as well. Mr. Barker stated it is across from Wesley Bishop. She also inquired about Perkins Park. She stated Holzinger has been brought up a lot and has no interest in selling. Carson farm is available and has been brought up several times. She inquired about the deed restricted areas, such as a location on McElwee. She stated the previous plan was to preserve pocket parks, and it has been determined it is not so important. She feels the Le Duc Pocket Park is under used. Mrs. Jamanow stated it is deed restricted. She feels the township should make it more known so residents will use it. She feels volunteerism is very strong in this town. She feels the town is lacking in elder recreation and should be looked into.

Barbara Rich, 37 E Central Ave

She stated on Page 3, envisioning the future the 2nd bullet as the township matures. She asked if it should be revised. Mr. Slaugh stated there has been a fair amount of development since 2002. He will rethink the wording.

She inquired if on Pg 4 regarding the Negal Tract and low mod housing, if this is still accurate. She suggested that on Table 4-3 (Vesaki) should be added to one of the charts as number 20. Mr. Aberant stated it would probably happen in the next 60 days. She stated it would be a shame if it was not added to this update. She suggested that on Pg. 13 Hooten Creek it should reference Strawbridge Lake.

Harry Mayer 349 E 2nd Street

He is the Chair on the Open Space Advisory Committee and volunteers for STEM.

He stated he would like to see the open space plan be more aggressive towards open space and mixed use. He feels the town funding does use a lot of open space money to maintain these properties. He suggested to increase the levy to obtain open space and to satisfy the sports fields and the needs of the town.

Anne Matlack 107 Forest Rd

She is on the Open Space Committee. She feels it is a nice plan; she would like to see additional emphasis on open space and hiking. She feels it is important to connect Strawbridge Lake to the neighborhoods by using crosswalks. She liked the idea of multi-use such as adding walking trails around some of their larger facilities.

PLANNING BOARD MEETING

Meeting Minutes

June 2, 2022

Mr. Wieliczko asked the public to compile a list of comments in one submission to Mrs. Jamanow if possible by next Friday.

Mrs. Dye stated the monies in the Open Space is 450,000 a year, besides the purchase of the Flying Feather they have not used any purchase money since 2008. They have been bonded, and there is usually about 2 million in the fund. They have the ability to raise the levy.

Mr. Wieliczko thanked Mr. Slaugh.

PB#2022-17 Public Hearing for the Preliminary Investigation of Block 1400 Lots 13, 14, & 15 and Block 900 Lots 3, 7, 8, & 9 to determine if the property is a Condemnation Area in Need of Redevelopment. (Pulverizing Services)–Michelle Taylor, PP, AICP, Taylor Design Group

Jim Maley stated this is the Redevelopment Council for the township. This is a condemnation redevelopment area. He said the township has provided proper notice and has advertised. The township wants to bring this property back to some type of productive use. Michelle Taylor discussed her report dated May 12, 2022. The governing body requested this review by the board. The statutory requirements are typical. They described the study area, the parcels are A, B and C on the aerial image on New Albany Rd. There is a great amount of tax liens as well as the liens for the federal superfund cleanup on this property. It is a lot of money to manage. They indicate the uses permitted in the BP 1 District. This is the first step of many in the process. Mrs. Taylor stated there is an existing building on the south side of New Albany Rd, which is falling in on itself, meets criteria B. She stated that all the tracts meet criteria C, E and H. She stated it satisfies the E criteria, which is rare. The site is a superfund site and it is fenced and has tax liens against it. There has been no interest by any other party except the lien holder to purchase the tax liens. It is in the smart growth area. This meets the plans for the county, municipality as well as the state.

Board Questions:

Mr. Barker stated this is the same process they went through with the Mall.

Mr. Musgnug inquired since it is a super fund designation, has it been remediated to their satisfaction. On their website, it states it is still an active site and is not completely closed.

This does not mean it cannot be redeveloped. There are certain limitations such as access to portions of the site onsite or offsite. Mr. Aberant stated it is still under investigation

because there is still ground water remediation. The wells will still be there to ensure it is not getting worse. The EPA stated due to the soil remediation, they removed a huge

amount of material, which removed the source of the ground water contamination. Mr.

Musgnug inquired anything that goes there would have to go through their jurisdiction first.

Mrs. Taylor stated there would be a layer of approvals.

Mr. Maley stated there is a responsible party working on remediation; no one wants ownership of the property. They do not own the site or want to own it.

PLANNING BOARD MEETING

Meeting Minutes

June 2, 2022

Mr. Maguire inquired if this is redeveloped, is the responsible party changed to a new party. Mr. Maley stated no, he does not envision that the township or anyone else will pick up the cause. The responsible party will be responsible through the end. The township will have the options to develop the property with the cooperation of the responsible party, DEP and the lien holders. It puts the township in a position to make a more productive use of the property. Mr. Maley stated in all probability they will come back with a plan that incorporates the townships underlying zoning. A quick plan to satisfy a statutory requirement, so the governing body has all the powers under redevelopment and begin to exercise them. They are not worried about the vision right now, just obtaining the proper authority to steer where the property goes. Mrs. Taylor stated this is in the investigation phase and is only step 3 out of 11. The plan will need to come back for consistency review. Mr. Maguire stated in the report it lists it cannot be a residential use. Mrs. Taylor stated it is under BP 1 district standards. No one has limited uses yet. Mrs. Jamanow stated the EPA has. Mr. Aberant stated there is a deed restriction that does not allow residential. Mrs. Jamanow stated the EPA loved the idea of redevelopment on this site. They were positive they wanted to remove forward.

Public Comments:

Harry Mayer 349 E 2nd St.

He was concerned about managing the site. There was no top soil put back, it is like a wound and it is not being repaired. He feels the EPA should have put top soil back.

He is concerned about the trees in the back. He suggests the town relocates Public Works to the site and put affordable housing on their current site.

Mr. Musnug made a motion, the planning board determines under criteria C,E and H the property meets the criteria to be a condemnation area of redevelopment, seconded by, Mrs. Burns. A roll call vote of eligible Board members was unanimous in favor.

Public Comment: None

ADJOURNMENT

A motion to adjourn was made by Mr. Aberant and seconded by Mrs. Burns. The meeting was adjourned at 9:05 PM.

Next Meeting: 6/30/2022 at 7:00 pm