

PLANNING BOARD MEETING

Meeting Minutes

December 6, 2024

MEMBERS PRESENT:

Robert Musgnug
Melissa Arcaro Burns
Christopher Chesner
Christopher Keating
William Wesolowski
Naoji Moriuchi
Joe Maguire
Lisa Petriello
Kevin Aberant
D'Arcy DiSpirito

STAFF PRESENT:

Patricia Muscella, Land Use Administrator
Matt Wieliczko, Board Attorney
Laura Moore, Recording Secretary

Absent: James Barry

Matt Wieliczko called the meeting to order at 7:02 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.

Minutes:

November 07, 2024

Ms. Petriello made a motion to approve the November Meeting Minutes seconded by Mr. Moriuchi. A roll call of eligible Board Members was unanimous in favor.

Mr. Wieliczko made the announcement that PB#2024-27 334 Tom Brown LLC 334 Tom Brown Road, Block 5400 Lot 9.01, Minor Subdivision with Variances will be carried to January 16, 2025 at the request of the Applicant. No further notice is required.

PB#2024-16 900 Lenola Road LLC, 880 N. Lenola Road, Block 100 Lot 10 will also be carried. The notice that the Applicant provided was inadequate and Applicant will have to renote. It is anticipated that this matter will be heard at the February meeting.

In addition, and not appearing on the agenda, PB#2024-22, Lenola Wellness, LLC Block 100, Lot 9. They received a submission from Applicant's council requesting the application be carried to January 16, 2025. Applicant already sent notice for this evening but is not ready to proceed, no further notice is necessary.

Adoption of Resolutions:

PB#2024-24 Kathryn Frait 109-113 Homestead Ct. Block 2704 Lots 39&40, Applicant proposes a Minor Subdivision Lot Line Adjustment with Variances.

Mr. Wieliczko has one proposed modification after speaking with Applicant's council. There is a general condition that Mr. Wieliczko determined was not applicable and was causing Applicant angst so condition number nine, page seven (the entire paragraph regarding major subdivision, final site plans and associated zoning permits) will be removed the remainder of the resolution will remain

PLANNING BOARD MEETING

Meeting Minutes

December 6, 2024

the same.

Mr. Maguire made a motion to approve Resolution 2024-24. Ms. Arcaro-Burns seconded the motion. A roll call vote of eligible members was unanimously approved.

PB#2024-18 PSE&G, 360 New Albany Road, Block 1500 Lot 5 & 8, Preliminary and Final Site

Adopted as written.

Mr. Maguire made a motion to approve Resolution 2024-18. Ms. Arcaro-Burns seconded the motion. A roll call vote of eligible members was unanimously approved.

New Business:

PB#2024-30 to PB#2024-35, Moorestown Public Schools Improvements on 6 different sites with 11 projected site improvements

Mr. Wieliczko asked Ms. Arcaro Burns to recuse herself. This application is before the Board for a courtesy review and is for advisement purposes only to determine consistency with the Master Plan. Brandon Croker, Esq. of the Comegno Law Group on behalf of the Applicant was sworn along with Board Superintendent, Joe Bollendorf, Architects George Duthie and Stephen Schreyer of Fraytak Veisz Hopkins Duthie, PC, Sports Engineers, William Vogt and Traffic Engineer Patrick Downey from Dynamic Traffic as well as the Board's Planner and Engineer Michael Davis and Christopher Noll. Mr. Croker asked the architects and engineers for their qualifications and will be recognized as experts. Mr. Croker began by stating they are asking for a review pursuant to N.J.S.A. 40:55D-31a of the Municipal Land Use Law in connection with our Master Plan for the upcoming referendum. The plans that have been submitted are concept plans as required at this juncture. If the referendum passes, the plans will be further developed. There are 11 projects at 6 different schools- four at the high school, two at the middle school, two at the upper elementary school ("UES"), one at South Valley Elementary, one at George C. Baker Elementary and one at Mary E. Roberts Elementary. Some plans are combined for visual reasons, but they are separate projects.

Mr. Bollendorf spoke with some background as to the need for these improvements. Moorestown is one of five districts in the State of New Jersey that does not offer tuition free full day kindergarten. 85-90% of the families in town can afford to pay the fee to keep their kids in full day kindergarten which is unfair to the 10-15% of families that cannot. If free full day kindergarten becomes available, the class size will increase, and room needs to be made to accommodate them. This will be compounded by the additional housing that is coming to Moorestown. That aside, just implementing full day kindergarten will require additional space. Every kindergarten classroom needs its own bathroom. The school budget is 90% funded by taxpayers and 10% by the state. The turf fields need to be replaced, the HVAC systems are out of date, they need new parking lots, and they need a new tennis court. The referendum will bring money in from the state to accomplish this. UES needs to become a real fourth elementary school for third, fourth and fifth graders so there is room for full day kindergarten and lessens class size for first and second graders. Once tuition free

PLANNING BOARD MEETING

Meeting Minutes

December 6, 2024

kindergarten is offered that also opens the door to apply for grants the Township is not currently eligible for.

Mr. Schreyer begins with exhibit A1 showing improvements to the high school and middle school campuses. Two additions to the middle school are being proposed to add room for the sixth grade moving up. One addition one be on the side of the school where the baseball field is as well as an addition at the back of the school. The traffic circulation will be adjusted for buses and parent drop off/pick up. Driveway alterations will be made at the Stanwick Road entrance. The north entrance will still allow two-way traffic, buses will be in the front and parents will be able to utilize a second entrance to prevent the traffic from stacking up. The secondary driveway will allow ingress and egress as opposed to only ingress. At the middle school, two new parking expansions are proposed, one at the front of the building and a new parking lot between the middle school and high school. The playing field that is currently in that location will be moved and will become a turf field. At the high school, the ingress at the front of the school will not be changing. The secondary entrance will now become ingress and egress. A new third entrance will be added by the playing fields (where the bus depot is currently). A small parking lot will be added to the back of the school as well. The bus depot will be relocated to the UES campus. This will add much more parking for students. The athletic improvements will include four new turf fields off of Bridgeboro Road, the tennis courts will be resurfaced, and the existing turf field will also be replaced.

The UES school offers an advantage as the existing footprint can accommodate a bus depot as well as additional parking areas (refer to schematic site plan). They will be able to maintain the playing field, have a full-size soccer field. There is a full fenced in area to accommodate 18 full size buses, 12 small buses and one caravan. Also, proposed is a new one-story free-standing maintenance structure. The existing fueling site will be demolished and a new one will be installed at the UES. Outside of the fenced in enclosure, there are 47 parking spaces and two ADA compliant parking spaces for staff. There will be a new driveway installed off the existing driveway. On the Borton Landing side, they are proposing to make existing ingress and egress rather than just egress. Perimeter fencing is proposed around the soccer field. Also, it is proposed to replace the generator which is in a mechanical enclosure.

Next, Baker Elementary School is discussed. There are no proposed parking or driveway changes. The projects are drainage upgrades at existing play area to eliminate ponding as well as new perimeter fencing to act as security fencing and will include gate access.

Mary E. Roberts Elementary School site improvements will be at the sides and the rear. There are ponding issues that need upgraded drainage and also a new security fence surrounding the school.

The South Valley Elementary School the site improvements will be on the sides and rear of the building. This will include new fencing around the playground area and new grading to control ponding stormwater.

Board Comments:

PLANNING BOARD MEETING

Meeting Minutes

December 6, 2024

Mike Davis, PP, AICP of Heyer Gruel feels the project plan facilitates the recommendations made by the Community Facilities Element of the 2002 Moorestown Master Plan as well as the language in the Master Plan Reexamination reports regarding recommended school improvements.

Chris Noll, PE, CME, PP advised some of the sites will need stormwater management due to the increase in impervious coverage. Permits will be needed from the Township as well as the County pertaining to opening or accessing the road.

Joe Maguire wanted to clarify the classrooms and grades in the schools. Mr. Schreyer explained that to open space for full day kindergarten, they need to remove students. So, the expansion at the middle school would allow for sixth graders to attend and make it a true middle school housing grades six through eight. This would reduce class size as well. Any remaining open classrooms could accommodate preschool as well. Mr. Maguire also wanted to go over the traffic pattern around the media center at the high school. Mr. Schreyer referred to Exhibit A showing the triangular circulation. The goal is to eliminate a lot of that drop off and pick up circulation there. They would like parents to use the bus depot entrance and exit to reduce congestion.

George Duthie, Jr., AIA, PP of FVHD stated they will be moving the drop off pick up behind the athletic lobby so they can stack more cars. Dynamic Traffic assisted FVHD Architects in coming up with the best way to get the cars off the main road and allow students to park back in the lot rather than on residential streets.

Maguire also asked about how they can incorporate electric buses in the future and will this plan accommodate those future changes. Mr. Bollendorf answered that they are working on converting all of their buses over to gas (currently 75% gas and 25% diesel) and by the time this goes through will be close to 90% gasoline. The new lot will be able to accommodate charging stations but from a financial standpoint, electric buses cost 3.5 times the amount of a gasoline bus, so it is not in the near future.

Maguire questioned the new development being built across the street from UES. Bollendorf reassured that the buses will be leaving well before parent traffic, so they do not anticipate a problem.

Maguire questioned how impervious the turf fields being installed are. The state considers them quasi-impervious. The school needs to speak with the DEP before getting too far into the project. Mr. Keating asked why they decided to go with turf rather than grass. Turf allows a lot more play on the field without the upkeep and maintenance of grass. They view Moorestown as a destination for tournaments. Keating asked about levels of microplastic exposure to children and runoff. There are issues and concerns out there and there are products that are more environmentally friendly but then there is a cost variance so there is a lot to consider. George Duthie spoke again about the turf fields and there are many variations of materials that can be used, and they will be discussed during the design process. Stormwater management preliminary designs have been looked at and they are aware of flood plains and wetlands, and they will meet requirements. The DEP will be reviewing all plans. There is padding under the carpet that replaces the current product and allows more drainage

PLANNING BOARD MEETING

Meeting Minutes

December 6, 2024

but it is more expensive.

Mr. Keating inquired about the bus depot backing up to Moorestown Hunt and what considerations have gone into the noise, emissions and runoff for the residents. There will be fencing with privacy slats. There will be landscaping installed to help with sound and sightlines. Keating asked if any of the Moorestown Hunt residents have shown concern about the bus depot. Mr. Bollendorf stated one resident in particular and they do not live in Moorestown Hunt, they live across the street, and their concern was regarding traffic. They are still in exploration with the municipality to discuss other locations. Right now, the pole barn that would be built would be able to open up space in the school because the maintenance currently takes place in the building and smells of gasoline so this would be a huge improvement to students.

Chesner clarified the addition that would be put on UES Bollendorf answered it would be one wing, two stories and this would accommodate an entire grade that does not let the younger students intermingle with the older students. They are creating enough space to accommodate an entire grade level. We may be the only town in the state that has sixth graders in school with younger grades and its detrimental, they really need to be with the older kids.

Lisa Petriello wanted confirmation that the parking at the high school will be able to accommodate the juniors and it will help tremendously but may not solve the problem completely.

Any lighting at the bus depot should not bother neighbors as it will face down and there will be landscaping and fencing also. It will also help prevent theft and have better security for the buses.

Petriello pointed out that Roberts school has a drainage problem at the back of the property and is asking if it will be addressed at all. Further due diligence will be needed to rectify the problem, but they are aware of the drainage issues.

Moriuchi clarified that the UES would house third, fourth and fifth graders so the middle school could be a true middle school. With the new developments being built, how much capacity is this providing us? The district worked with a demographer who conducted an enrollment projection, and this just necessitates the expansion. They are creating 11 general classrooms and 2 science classrooms.

How many fields are there currently and how many fields will there be? There is no change in the count of fields, just making them turf. Will it be a problem having more students and no increase in fields? Mr. Bollendorf said it would not be a problem, as there would still be a JV and varsity team etc.

Mr. Chesner asked if HVAC will be upgraded in the schools. The high priority needs will address air quality issues, but not all units will be replaced, and some units will be moved to the roof.

Mr. Moriuchi asked about the fencing that is being installed and asked that it be noted for walkers and how do they access the schools. It is being taken into consideration about where the gates will

PLANNING BOARD MEETING

Meeting Minutes

December 6, 2024

be located.

Moriuchi asked how much impervious space is being added. They do have an area that is a drainage basin. Any environmental concerns will be addressed and worked out with the DEP and will get guidance on how to proceed with permits.

Aberant asked about the new DEP proposal (Resilient Environments and Landscapes) and wondering about the potential timeline- will this be exempt from the new regulation? Any regulations imposed will be complied with.

Chesner questioned when the work can take place. A lot of work can be completed during the school year and the summer. The children most likely won't move until the 2027/2028 school year. Ms. DiSpirito questioned why the fencing will only be at the three elementary schools. There is already security fencing at the UES campus but not the high school- it was not considered. If there is a need to install fencing at the middle school, they will look into adding it to the project.

Public Comment:

Pamela Richards, 304 Colonial Avenue. Wanted to thank the presenters for their excellent presentation and would like to encourage them to look at the school properties after a big storm. Richards thinks a lot of Mr. Noll and his work. Doesn't think the juniors and seniors should be driving, their taxes pay for busing. Also, thanked Mr. Chesner for his service.

Wieliczko summarized the testimony. Mr. Aberant confirmed with Mr. Wieliczko that one resolution referencing all six applications is sufficient. Mr. Aberant made a motion to approve Mr. Chesner seconded the motion. Ms. Arcaro-Burns was recused. A roll call vote of eligible members was unanimously approved.

PB#2024-38 Capital Improvement Ordinance No 29-2024 – Bond Ordinance of the Township of Moorestown, County of Burlington, New Jersey Appropriating \$225,000 and Authorizing the Issuance of \$213,750 in Bonds or Notes of the Township to be Used for Preliminary Engineer and Design Expenses for Main Street and Chester Avenue Water Main Replacement Phases 2A and 2B, together with all related expenses

Mr. Aberant discussed the background of the water main project. Phase 1 is replacing the water mains that are underneath Kings Highway/Main Street from Lenola Road to Church Road. This bond ordinance is funding the surveying and engineering for Main Street from Church to Chester Avenue and then Chester Avenue to Bridgeboro Road. This ordinance will ensure funding for that work. Chester will most likely get done first during the springtime so the work can be done, and the County can repave the road. The work on Main Street should take place during the summer months because of Friends School. The work on Main Street/Kings Highway may begin in late January. There are train tracks under Main Street, the train tracks need to be taken out first. This will be very disruptive but has to be done. Ms. Petriello asked if residents might be able to do private hook ups at this time. All new connections will be to the curb stop so future hook ups from the curb site to their home are

PLANNING BOARD MEETING

Meeting Minutes

December 6, 2024

feasible.

Mr. Chesner made a motion to approve Mr. Moriuchi seconded the motion. A roll call vote of eligible members was unanimously approved.

Adjournment:

A motion to adjourn was made by Mr. Wesolowski and seconded by Mr. Maguire. The meeting was adjourned at 8:58 PM.

Next Meeting: 1/16/2025 at 7:00 pm