

TOWNSHIP OF MOORESTOWN
TOWNSHIP COUNCIL
SPECIAL MEETING
June 25, 2025

The Special Meeting of the Moorestown Township Council was called to order by Mayor Law at 6:00 p.m. Attendance was as follows:

Quinton Law, Mayor	Kevin E. Aberant, Manager (absent)
Sue Mammarella, Deputy Mayor	Patricia L. Hunt, Township Clerk
James Barry, Councilmember (absent)	Damian Gil, Director of Community Development
Nicole Gillespie, Councilmember	
Christopher Keating, Councilmember	

CALL TO ORDER: At 6:00 p.m., Mayor Law read the Open Public Meetings Act statement in full, as printed on the agenda.

MAYOR'S STATEMENT

"Notice of this meeting has been provided in accordance with the Open Public Meetings Act" by:

1. Posting a copy of the agenda and meeting notice on the bulletin board at the Municipal Complex.
2. Filing a copy of the agenda and meeting notice in the office of the Township Clerk at the Municipal Complex.
3. Emailing a copy of the agenda and meeting notice to the Burlington County Times and Courier Post.
4. Forwarding written notice to each person who has requested copies of the regular meeting schedule.

All of the above posting, filing and mailing have taken place on June 16, 2025.

ROLL CALL: Ms. Hunt took roll call; all were present with the exception of Mr. Barry.

MOTION TO AUTHORIZE SPECIAL MEETING

Mayor Law asked for a motion to authorize the special meeting.

MOTIONED BY:	Ms. Mammarella
SECONDED BY:	Mr. Keating
ABSENT:	Mr. Barry
VOTE:	All in favor

LISTENING SESSION ON SMALL BUSINESS AND COMMUNITY DEVELOPMENT (Topics: Community Development, Opening a Business, Permitting, Construction Code Questions, Zoning, Supporting Local Business)

Mayor Law welcomed the public. He advised that this meeting is a part of a monthly series where Council members make themselves available to the public to answer questions. He noted that the public attendance present is the largest thus far. Mayor Law said he has heard that it is tough to open a business in Moorestown, and he wants to hear from the public and business

owners. He opened the floor for public comment; hearing none, he asked Ms. Gillespie, Councilmember and Council Liaison to the Economic Development Advisory Committee ("EDAC") to advise on things that the EDAC has been reviewing.

Ms. Gillespie advised that the EDAC is reviewing parking in the Main Street area, which includes directional signage to assist in letting drivers know where public parking is available, as well as, the parking requirements in the CRO (noting that a change in use can trigger an increase in the number of parking spots required). The EDAC wants to ensure the Township is not requiring too much parking. She also advised that the EDAC has recommended expanding the areas in which alcohol may be sold. Currently, sale is only permitted in the SRC zone.

Sean Lovison, 119 West Central Avenue, EDAC member, expressed concern with the turn-around time for issuing permits. He suggested educational programming for business owners and also seeking feedback from business owners once they have gone through the permitting process.

Pamela Richards, 304 Colonial Avenue, agreed noting she has heard the same complaint for the past twenty-five years. She noted that there has also been employee turnaround and vacancies in Community Development. Ms. Richards advised that Kate Wilson has presented great ideas; however, they do not seem to go anywhere. In closing, Ms. Richards suggested providing customers with a one-page survey and perhaps, short education session for the community.

Mayor Law agreed that education and a survey are good ideas.

Ms. Gillespie discussed the memorandum submitted to Council from the EDAC regarding expanding the sale of alcohol within the Township. She suggested that the memorandum be made part of the minutes of this meeting. Immediately below is a copy of the memorandum from the EDAC.

**Moorestown Economic Development Advisory Committee Recommendations for
Changes to Ordinances Regarding Liquor Licenses**

June 16, 2025

The Moorestown Economic Development Advisory Committee (EDAC) has met and discussed modifications to the existing ordinances regarding the legislation of township liquor licenses at the April and at the May EDAC meetings.

The discussion involved both licenses typically called "retail" (or 44 licenses) and "consumption" (or 33) licenses.

The following are the recommendations from EDAC to the Moorestown Township Council.

1. The township modifies existing ordinances to allow both retail and consumption licenses in the zones designated CRO and LTC, with the following restrictions.
2. Cap the existing SRC and SRC-1, CRO, and LTC zones to only one retail license per zone. This restriction regarding caps will apply to the combined SRC and SRC-1 zones.
3. Cap the existing CRO and LTC zones to only one consumption license in each zone.
4. Any awarded consumption licenses in either the CRO or LTC zone would only be permitted for full-service restaurants, consistent with existing township code for the SRC and SRC-1 zones.

5. Dedicated floor space for retail sales of alcoholic beverages, defined as "square footage," is less than 50% of the total square footage for any retail location that awarded a retail (44) liquor license in the CRO or LTC zones.
 6. Retail sales of alcoholic beverages is permitted only as an accessory use of a retail business.
 7. Businesses with awarded retail and consumption licenses are limited to a curfew of 10 pm every day, for sales of alcoholic beverages in the CRO and LTC zones. Council may elect to further refine this curfew recommendation as closing hours for any business awarded liquor licenses in these zones.
 8. Restrictions on signage for operations awarded retail licenses. EDAC recommendations are to have all references to alcoholic beverage following the primary purposes of the business. For example: "Food Market and Fine Wine". Furthermore, the fonts and colors of words in signage of any references to alcoholic beverages for retail operations should be in equal or smaller in size, and of the same color as the primary retail. Following the example cited just above, "wine" should be equal or smaller in size, and the same color as the rest of the words used in a sign.
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The Moorestown Economic Development Advisory Committee

June 16, 2025

Carrie Robinson, 418 Parker Avenue, supported the sale of alcohol on Main Street noting it would help to keep people in town in the evenings as opposed to Haddonfield or Collingswood. Ms. Gillespie noted that Council approved microbreweries and wineries on Main Street. The sale of Jersey wines is permitted on Main Street (through the State) and Council recently approved winery tasting rooms on Main Street.

Ms. Mammarella noted that while Collingswood and Haddonfield have foot traffic in the evenings on their main streets, the Township also has the mall, which has a lot to offer (in the way of dining and alcohol). Discussion was held.

Mr. Keating reported that Parky's is coming to the mall, and he felt same will be a great asset. He advised on the various entertainment sources that will be included at the venue.

Karen Reiner, 52 East Central Avenue, advised that she is a representative with MooreUnity, a non-profit organization that wants to make sure that all, as well as the disabled, are and feel welcomed in Moorestown. She advised that last year a "quiet zone" was created and used, by those that do not like loud noise, during the 4th of July parade.

Candice Donovan, Maple Shade, advised that they are considering things like a menu with braille print to be made available at each restaurant; educating employees to be able to say, hello, goodbye and thank you in sign language and businesses posting signage at the entrance that acknowledges those that may not be able to access the establishment through the front door to contact them for assistance; participation by the community in a proclaimed "quiet night" for those that do not cope well with noise, lights, stimulation, etc. It was suggested that Moorestown strive to be a community that is emulated. A brief discussion ensued.

Gia Ozdemir, 2 East Main Street, appreciated the previous two comments. She suggested perhaps businesses can be certified in those things on the list. Mayor Law suggested that the Better Together Advisory Committee may be able to assist in some of these endeavors.

Michelle White, 412 Locust Street, advised that she lives on two acres. To be zoned for farming, one must have a minimum of five acres. She asked if Council would consider amending the zoning to two acres. Mr. Gil advised that a majority of farming regulations are issued by the State. Also, a smaller property requires a much higher revenue be generated from it. He advised that Moorestown is very sensitive to farming and suggested she come into his office to discuss any opportunities that may be available.

Pamela Richards, 304 Colonial Avenue, recommended that MooreUnity look into the ability to let passengers that are disabled off curbside every so many feet and to ensure that they can maneuver on the sidewalks. She also strongly recommended that the Township Code Book be updated.

Mr. Gil advised on progress that has been made in connection with some of the comments that were made, noting that there is a willingness by Council to make changes. He noted that steps are being taken to improve the permitting process, an example, permitting applications are now being accepted online.

Ms. Mammarella advised of the redevelopment plans for Lenola, noting same will give Council a lot more flexibility. She advised that the Township is establishing mechanisms to make things easier. She said Council is open to and looking for innovative ideas. Ms. Gillespie noted that there were a lot of hurdles with the French Press, but the owner(s) was communicative and brought the issues to Council's attention and they were able to work through them, making changes as necessary. Recognizing that the requirements are complex, she encouraged business owners to bring issues to Council's attention.

Kate Wilson, 2 Split Rock Place, questioned how the business owners can be encouraged to hold open communication. She suggested case studies on what worked for some and where there were problems. She thought that this type of information would help future business owners, and it would show that the Township does care. Mayor Law agreed with the idea of collecting feedback on the experience from those receiving a Certificate of Occupancy.

Discussion between Council and those attending was had. Ideas were exchanged.

John Benson, East Main Street, indicated that he believes processes have gotten better. He supported the idea of encouraging business owners to talk to Township Officials.

Pamela Richards asked that Council advise on what is happening with the shopping plaza in Lenola and the K-Mart shopping plaza.

PUBLIC COMMENT: Mayor Law opened the meeting to the public. None.

COUNCIL COMMENT: All members of Council thanked everyone for coming out and encouraged them to keep an open line of communication.

ADJOURNMENT: At 7:11 p.m., there being no further business, a motion was made to adjourn.

MOTIONED BY: Mr. Keating
SECONDED BY: Ms. Gillespie
ABSENT: Mr. Barry
VOTE: All in favor

PATRICIA L. HUNT
Township Clerk