PLANNING BOARD MEETING
Meeting Minutes
June 5, 2025

MEMBERS PRESENT:	**STAFF PRESENT:**
Robert Musgnug	Matt Wieliczko, Board Attorney
Naoji Moriuchi	Patty Muscella, Land Use Administrator
William Wesolowski	
Joe Maguire	
Alfred Driscoll	
D’Arcy DiSpirito	
Rudy Thomas	
Melissa Arcaro Burns	
Lisa Petriello	
Chris Keating	

Absent: Kevin Aberant

Robert Musgnug called the meeting to order at 7:00 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.

Meeting Minutes of February 20, 2025
Wesolowski made a motion to approve the minutes; seconded by Moriuchi. Roll call of eligible members was unanimous in favor.

Resolutions:
PB#2024-16, 900 Lenola Road LLC, 880 N. Lenola, Block 100 Lot 10, Preliminary and Final Site Plan with Variances for a building consisting of 39,660 sf of flex warehouse.
Maguire made a motion to approve Resolution PB#2024-16; seconded by Thomas. Roll call of eligible members was unanimous in favor.

PB#2025-09, Anthony Darmo, 921 Cox Road, Block 7600 Lot 13, Minor Subdivision with Variance
Maguire made a motion to approve Resolution 2025-09; seconded by Moriuchi. Roll call of eligible members was unanimous in favor.

PB#2025-13 to PB#2025-15, Moorestown Township School District, Concept Plans for the following schools:

1. **William Allen Middle School-Various Rehabilitation Projects**
2. **Moorestown High School-Site Improvements & New Bus Depot**
3. **Moorestown High School-Turf Field Replacement & Tennis Court Replacement**

Maguire made a motion to approve Resolution 2025-13, 2025-14, and 2025-15; seconded by Wesolowski. Arcaro-Burns recused herself. Roll call of eligible members was unanimous in favor.

New Business:

PB#2025-20 Moorestown Township's Fourth Round Housing Element and Fair Share of the Master Plan-If acceptable, Adoption of Resolution #2025-20; A resolution Adopting Moorestown Township's Fourth Round Housing Plan Element and Fair Share of the Master Plan and determining that the proposed revisions are consistent with goals and objectives of the Township of Moorestown's Master Plan

The Township's consultant Brian Slaugh, PP, AICP, of Clarke Caton Hintz, PC, prepared a Fourth Round Housing Element and Fair Share Plan that needs to be in place by June 30, 2025. Slaugh explained the difference between the Third Round and Fourth Round. Keating questioned Slaugh about funding as well as any concerns satisfying obligations.

Public Comment:
Pamela Richards of 304 Colonial Avenue questioned ADA compliance versus handicap accessible in the affordable housing units.

Glenn Paulsen of 345 Tom Brown Road questioned the potential for units to be put on Tom Brown Road; Slaugh explained why that would not happen. Paulsen would like it on record that he would contest building on Tom Brown Road.

Claudia Renzi of 300 Tom Brown Road thought they were building units on Tom Brown Road.

Ryan Hunter of 350 Tom Brown Road wanted to formally object to any units being built on Tom Brown Road.

Arcaro-Burns made a motion to approve Resolution 2025-20 as amended; seconded by Maguire. Roll call of eligible members was unanimous in favor.

PB#2024-40 Mount Laurel Realty LLC, Marne Highway, Block 6801 Lot 1, Preliminary and Final Site Plan with bulk Variances for a proposed Bank.

Damien O. DelDuca, Esquire, introduced the application to the Board and described the nature of the relief being sought. Paul Mutch, from Stonefield Engineering then discussed the requests in detail:

- A 40,678 square foot lot where 60,000 is required;
- Lot width setback of 175.9 feet where 200 feet is required;
- 67.1% of impervious coverage when it should not exceed 65%;
- Front yard set back of 64.9 feet where 100 feet is required;
- 0 feet of proposed side yard setback where 25 feet is required;
- Reduced landscape side yard buffer to 0 feet and rear yard buffer to 5.6 feet when 15 feet is required;
- A landscape buffer of less than 50 feet along the frontage;
- Zero loading spaces when one space is required;
- Six business signs requested when four are permitted;
- Two wall signs where one is allowed;
- A 43.7 square foot wall sign and a 38.7 square foot wall sign where 24 square feet is allowed;
- Two freestanding signs where one is allowed;

- 29.7 square foot monument sign where 12 square foot freestanding sign is permitted;
- The minimum frontage to erect a building in the SRC zone is 200 feet and the Applicant proposes to erect a building with a lot frontage of 52.0 feet to Centerton Road;
- Driveway aprons are proposed to be asphalt pavement rather than concrete;
- Removal of topsoil from the site;
- No tree replacement has been proposed along Centerton Road;
- Limited buffer is proposed;
- Planting combination has not been provided within the buffers; and
- Removal of more than 60% of the existing tree canopy is proposed.

Brian Proska, the Applicant's Traffic Engineer, discussed the means of ingress and egress, site circulation and parking, and confirmed that the circulation, traffic and parking were all safe and efficient.

Petriello asked a question about Centerton, and the proposed one-way sign and an explanation was provided. She also asked if the site could accommodate the Township's fire equipment and Mr. Proska confirmed that it would and noted the Fire Official's January 14, 2025, review memo. Maguire asked about fire apparatuses. There was then a question from Arcaro Burns regarding Centerton and the ability to make a left out of the site onto Marne Highway and it was confirmed that the proposed ingress and egress as detailed had been approved by the County. Driscoll asked about the Traffic Study and the calculations, the times of day, the hours of the day, and the trip counts. Applicant's witness responded along with Mr. Mutch. There was a discussion of proposed bank operations and Applicant's counsel confirmed that at this time Bank of America does not plan to be open on Sundays.

John McDonough, the Applicant's Professional Planner, confirmed the research and investigation that he completed in conjunction with this application, he reviewed the application material and the Board's professional review letters. He then provided comprehensive testimony with regard to the variance and waiver relief being requested in conjunction with the proposed lot dimension, the lot size, the signage relief, and the design exceptions. He provided detailed and comprehensive testimony with regard to each of these areas and fully described each of the variances and waivers being requested as detailed herein. He identified the Applicant's burdens of proof under both the C-1 and C-2 criteria and noted that those proofs had been identified properly in the HGA review letter. He concluded that the relief being requested could be granted under either the C-1 or C-2 criteria.

Wesolowski asked about the façade sign on the back of the building and whether it was necessary and how that advanced any Municipal Land Use purpose and how that was good for the public. Mr. McDonough responded that it was unifying element and Mr. Wesolowski asked if it was really needed. DiSpirito then asked questions with regard to the signs and their sizes and their locations and also the square footage of the proposed building and was that particular size of building necessary. It was confirmed that no relief was being requested for building coverage or impervious coverage and the Applicant professionals detailed that the size of the building was appropriate and adequate and that it did not represent an overdevelopment of the site and it was not an oversized building.

Michael Davis, PP, AICP, of HGA, the Board's Planner, identified his review letter dated June 4, 2025, and confirmed that the Applicant had provided the testimony that he had requested and noted the proofs being offered

Christopher J. Noll, PE, CME, PP, of ERI, the Board's Engineer, identified his review letter dated May 28, 2025, and confirmed that the Applicant had complied with all of the ERI requests and comments concerning stormwater management had been addressed.

Thomas questioned the height of the parapet and the height of the roof and he expressed concerns with regard to notices to fire fighters and emergency personnel

Wesolowski asked about the proposed development being on private well service, with no public water he asked about a water main on Marne Highway and the ability to connect to that main. He also asked about the closest fire hydrant.

Maguire asked about the split zone and control over the site being with Moorestown.

DiSpirito asked about submissions from the Appearance Committee and Applicant's counsel indicated they had been advised that it was not necessary to make a submission to the Appearance Committee.

Petriello asked about the proposed impervious pavement and about landscaping being proposed and expressed some concerns with regard to the amount of landscaping and its proposed locations. Petriello also asked about recycling and about the façade signage and expressed concerns with regard to the size of the proposed wall signs.

Moriuchi asked about the septic field, and he made specific reference to Exhibit A-3 and asked for identification of the areas for septic tanks and fields and also landscaping in that area, with no trees or plantings in the area.

Public Comment:
Barbara Rich of 37 E. Camden Avenue - asked a question with regard to the development plans and the disposal septic fields and the rock installations.

Moriuchi made a motion to approve Resolution 2024-40; seconded by Arcaro-Burns; roll call of eligible members was unanimous in favor.

Adjournment:
A motion to adjourn was made by Moriuchi and seconded by Thomas. The meeting was adjourned at 9:54 PM.
Next Meeting: July 10, 2025 at 7:00 pm