

SPECIAL PLANNING BOARD MEETING

Meeting Minutes

July 10, 2025

MEMBERS PRESENT:

Robert Musgnug
Naoji Moriuchi
William Wesolowski
Joe Maguire
Alfred Driscoll
D'Arcy DiSpirito
Rudy Thomas
Melissa Arcaro Burns
Lisa Petriello
Chris Keating

STAFF PRESENT:

Matt Wieliczko, Board Attorney
Patty Muscella, Land Use Administrator

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.

Resolutions:

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.

Maguire made a motion to approve Resolution PB#2024-40; seconded by Wesolowski. Roll call of eligible members was unanimous in favor.

New Business:

PB#2025-19, King's Road Brewing Co., 16 E. Main Street. Block 4605 Lot 14. Conditional Use with Site Plan Waiver for brewery and tasting room in the Community House space known as the Library and storage and production in the lower level.

Mr. Keating recused himself due to his connection with King's Road Brewery.

Attorney James W. Burns, representing the applicant, opened the presentation by outlining the request. He explained that the brewery intended to occupy the space historically known as the "Library," with brewing facilities located in the basement. He emphasized that the project required minimal exterior changes and was designed to preserve the historic integrity of the Community House while bringing an active new use to downtown Moorestown.

Robert Hochgertel, Managing Director and co-owner of King's Road Brewing Company, testified regarding the proposed operations. He described his experience successfully managing breweries in Haddonfield and Medford and stressed the company's commitment to compliance with Township ordinances and ABC regulations. Mr. Hochgertel detailed the seating capacity (approximately 86 patrons), the proposed 30'x30' seasonal tent to be installed at the rear of the property, and the planned expansion of the trash enclosure to accommodate a third dumpster. He noted that outdoor music would not be permitted, but televisions mounted inside the tent would be allowed, similar to their other locations. He emphasized the brewery's practice of encouraging patrons to bring food from local restaurants, thereby supporting nearby businesses. He also

SPECIAL PLANNING BOARD MEETING

Meeting Minutes

July 10, 2025

highlighted educational partnerships with Rowan College, including work-study and job-shadowing opportunities for hospitality and brewing students.

Pamela Henshall, Executive Director of the Community House, spoke in favor of the application, noting that King's Road Brewing had been added to the Community House's vendor list and that the proposed use was fully compatible with the existing functions of the Community House. She expressed confidence that the brewery would be a positive partner for both the Community House and the Township.

Architect Nicholas Germani then reviewed the submitted architectural and site plans. He pointed out that the proposed occupancy of 86 patrons was significantly lower than the Library's current maximum of 164 persons, thereby reducing intensity of use. He also confirmed that no variances were required and that ADA improvements, including a new accessible restroom, would be provided.

Board Planner Michael Davis testified that the application complied with all conditional use standards. He recommended reducing the tent from the originally proposed 30'x40' to 30'x30' to avoid conflicts with circulation and sidewalks, and he confirmed that signage must be limited to a façade sign as required by ordinance.

Board Engineer Christopher Noll supported the site plan waiver, subject to conditions that included updating the site plan to reflect the expanded trash enclosure, the new dumpster, and the elimination of one parking space. He also recommended improvements to the driveway apron and additional signage for ingress and egress.

Board members raised questions regarding tent placement, fire safety, noise, brewing equipment, and parking. Mr. Hochgertel explained that the brewing system would be electric and not require fire suppression, as confirmed by the Construction Subcode Official. He further noted that the tent would be constructed of fire-retardant materials, taken down each November and reinstalled in April.

Parking was discussed at length. While the site currently provides 109 spaces, the expansion of the trash enclosure would reduce the total to 108. Several board members questioned whether this was adequate, but both the applicant and Ms. Henshall testified that they did not anticipate conflicts based on the timing of brewery operations and their experience at other locations.

Board members also inquired about signage, ADA accessibility, food service, and refuse handling. The applicant confirmed compliance with all conditions, including proper grain storage and private trash hauling.

Public Comment:

Stephanie Fong of 1 West Prospect Avenue suggested later weekday opening hours to avoid conflicts with school and nearby businesses.

Jeffrey Armenti of 15 High Street stated he was concerned with the tent and the noise as well as the proposed ingress and egress.

Mark Hines of 130 Bridgeboro Road stated he was in support of the application and thought it would help revitalize the downtown area.

SPECIAL PLANNING BOARD MEETING

Meeting Minutes

July 10, 2025

Pamela Richards of 304 Colonial Avenue commended the applicant for community outreach, and Haddonfield Mayor David Siedell testifying to the applicant's positive impact in his own community.

Denise Ferry of 200 Parry Drive shared her concern about parking and the increase in traffic as well as the noise from the tent the eyesore that the trash will be.

David Siedell, Mayor of Haddonfield testified in favor of the application and provided testimony with the regard to the benefits the Applicant's brewery has brought to Haddonfield.

Fred Young of 7 West Prospect Avenue expressed his objection to the application and was concerned with liquor sales at the location and how to police the outdoor area to ensure it doesn't become a nuisance for local residents.

John Ferry of 200 Parry Drive is concerned with Sunday operations and the local church service schedule. He feels parking will be a problem and requested a traffic safety report.

Arcaro-Burns made a motion to approve the application subject to the professional review letters and conditions placed on the record, including the tent reduction, signage modifications, apron repair, outdoor seating permits, and expansion of the trash enclosure; seconded by Thomas. Roll call of eligible members was unanimous in favor (Member Keating recused).

Adjournment:

A motion to adjourn was made by Wesolowski and seconded by DiSpirito. The meeting was adjourned at 9:52 PM.

Next Meeting: August 7, 2025 at 7:00 pm