

PLANNING BOARD MEETING

Meeting Minutes

November 6, 2025

MEMBERS PRESENT:

Kevin Aberant
Naoji Moriuchi
Alfred Driscoll
D'Arcy DiSpirito
Rudy Thomas
Chris Keating
Lisa Petriello
Melissa Arcaro Burns

STAFF PRESENT:

Matt Wieliczko, Board Attorney
Patty Muscella, Land Use Administrator

Absent: Joe Maguire, Robert Musgnug and William Wesolowski

Lisa Petriello 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.

Adoption of Meeting Minutes:

June 5, 2025 Minutes- Arcaro Burns motioned to approve, seconded by Thomas. A roll call vote of eligible voters was unanimously approved.

July 10, 2025 Minutes- Arcaro Burns motioned to approve, seconded by Thomas. A roll call vote of eligible voters was unanimously approved.

August 7, 2025- Thomas motioned to approve, seconded by Moriuchi. A roll call vote of eligible voters was unanimously approved.

Adoption of Resolutions:

PB#2025-25 Elite Hope LLC, 403 S Lenola Road, Block 1801 Lots 21,22, & 23, Lot Consolidation and Minor Subdivision with Bulk Variances.

Moriuchi motioned to approve, seconded by Thomas. A roll call vote of eligible voters was unanimously approved.

PB#2025-23 Preliminary Investigation of 121-125 West Camden Avenue, Block 1102 Lots 40, 41, 42, 43, 44 and 201 West Camden Avenue, Block 1100 Lots 12, 13, 14, 15, & 16 to determine if the property constitutes a 'Condemnation Area in Need of Redevelopment'. (Revision of Resolution Adopted September 4, 2025)

Thomas motioned to approve, seconded by Keating. A roll call vote of eligible voters was unanimously approved.

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PB#2025-24 Preliminary Investigation of 200 West Camden Avenue, Block 1200 Lots 5 & 6 to determine if the property constitutes a ‘Non-Condensation Area in Need of Redevelopment’. (Revision of Resolution Adopted September 4, 2025)

Keating motioned to approve, seconded by Moriuchi. A roll call vote of eligible voters was unanimously approved.

New Business:

Ordinance No 22-2025 – A Bond Ordinance of the Township of Moorestown, County of Burlington, New Jersey appropriating \$1,920,000 and authorizing the issuance of \$1,920,000 in Bonds or Notes of the Township to be used for the Kings Highway/West Main Street Road Restoration, together with all related expenses.

This is a consistency review authorizing the issuance of bonds. Consistency review memo by Board Planner dated November 3, 2025. The Planner concedes that the ordinance is not inconsistent with the goals, objectives and recommendations contained in the 2018 Master Plan Re-examination Report. The proposed ordinance effectuates the replacement of outdated water and sewer infrastructure in the township.

Board Comments: Aberant wanted to make sure that everyone understands that this is to fix the road that was ripped up with the watermain replacement. This will fund pavement restoration from Church Street to Lenola Avenue.

Muscella clarified that Heyer Gruel’s review letter needs the ordinance number corrected in the conclusion.

Aberant motioned to approve finding it consistent with the Master Plan, seconded by Moriuchi. A roll call vote of eligible voters was unanimously approved.

Public Comment:

None

Maguire motioned to approve with minor edits, seconded by Thomas. A roll call vote of eligible voters was unanimously approved.

Adjournment:

A motion to adjourn was made by Aberant and seconded by Keating. The meeting was adjourned at 7:17 PM.

Next Meeting: December 4, 2025 at 7:00 pm