

## Moorestown Economic Advisory Committee: Minutes March 26 2019

### 1) Meeting called to order at 7pm. Roll call:

Present:

- Michael Babcock
- Brian Donnelly, Township Council Member
- Caroline Joyce
- John Logue, Planning Board Member
- Naoji Moriuchi
- Steve Pazienza, MBA President
- Kate Wilson
- Anthony J. Zappasodi, Director of Community Development

Absent:

- Scott Aschoff
- Charles Esposito
- 

### 2) Review and Adoption of Minutes from February 26 2019

- Motion to approve made by Brian Donnelly; seconded by Mike Babcock

### 3) Report from Town Council Liaison/MBA

- Brian Donnelly updated Council on direction that EDAC is moving in – encouraged by focus areas Scott shared with Township Manager.
- Mr. Pazienza - met with Chief Lieber to discuss standards for food truck, parking restriction etc. Can't get rid of cars on Main street. That's an ordinance issue. Solutions: Put up signs up pre-the event (e.g. – "No Parking zone from 5am to 4pm Saturday X/X/19); Look at changing event Resolutions for one day events: "Street will be blocked off and police will have permission to tow"

### 4) Old Business:

- **"Business friendly" permitting & ordinances:**
  - Commercial zones
    - Mr. Logue & Mr. Aschoff drafting suggested changes to some of the SRI zoning codes for submission to council/zoning & planning committees.
  - One off Events (Food Truck, Craft Days etc.):
    - Mr. Zappasodi to circulate work done last year for food truck events so that Ms. Wilson & Ms. Joyce can write up codification recommendation that simplifies checks for these type of events, and allows them to be done on-line rather than in person, while maintaining township safety regarding ongoing operators such as ice-cream trucks.
    - Ms. Wilson & Ms. Joyce to submit letter to council with suggested changes to Ordinance.
    - Mr. Zappasodi to look at ordinance change required to allow police to tow cars parked on Main street on event days/parades (or to look at language change needed in event resolutions to enable MBA/Police to post "no parking signs" and have towing rights for day of event)
- **Revitalizing Moorestown Main street:**
  - We need to understand the difference between Abandoned Property Codes and Maintenance Codes and whether commercial property falls under the same vacant property ordinance.
  - Mr. Zappasodi said he believes there may be some areas of the ordinance that are open to interpretation making it unclear exactly how to progress with vacant properties on main street.
  - Mr. Moriuchi and Mr. Logue spoke to the fact that we have to be careful not to start encroaching on property rights in the way we think about these vacant properties.
  - Mr. Moriuchi also made the point that he has tried to contact the agent for the Peter Pan location and has not had any response from them, bringing into question how seriously they are trying to sell or let the property (this fact was echoed by public attendee Matt Kane)
  - The Vacant Property ordinance sits within Police Powers ordinance – (Pete Clifford).
- Next steps:
  - Goal to invigorate Main Street – how to get there?
    - Mr. Pazienza – to reach out to Jim O'Malley and see what the process was for Collingswood & Pitman – questionnaires, revitalization plan etc.

- Mr. Zappasodi to circulate ordinances so that EDAC can determine if we need to tighten up ordinances and apply them more stringently?
- Mr. Zappasodi to check for open work permits to establish level of work required on vacant Main Street property (Peter Pan)
- Mr. Donnelly to encourage the Appearance Committee to reach out to the Moorestown Business Association about the appearance of Main Street.
- **Percheron Park:**
  - Follow up with DEP listings to determine if remediation will be completed by May 19<sup>th</sup> 219 (Mr. Logue)
  - Partner with the Environmental Committee and Sustainable Moorestown to write letter requesting action from Council. Letter to be drafted post sharing of information on current status by Mr. Logue.
- **Permits process:**
  - Mr. Zappasodi will receive RFPs for new software tracking system 03/27

#### **Summary of Key Actions:**

- Mr. Donnelly felt it would be helpful for EDAC to write a letter to town council about RFP about the 4-5 things we think are going to tackle – e.g. take notes and discussion points from Mr. Aschoff’s discussion with Mr. Neff and lay out focus areas and ordinance changes EDAC will be suggesting:
  - Commercial Zoning Codes
  - Main street Code Enforcement (and evaluation of vacant properties and whether they are in-line with ordinances)
  - Events – Ordinance/Resolution changes

#### **5) New Business:**

- KMART Site
  - Steve Katz: South Jersey Aquatic Centre. Vision is for this to be a “Lifestyle Centre” ...SK wants the town to create a development zone and get a hotel etc. into the K-Mart area.
  - EDAC discussion – his enthusiasm is wonderful, but he has been trying to h=get the SJAC up and running for years in different locations. Mr. Logue has asked him to go and see if he can find partners/developers for the rest of the site (Mr. Katz is just able to build the pool component of this plan)
- Moorestown Day
  - MBA looking at allowing non-profits to have free presence on Mill Street – MR Pazienza contacting residents and business to make sure this is OK. Also working with MBA to ensure this doesn’t derail objective of Moorestown Day.
- Craft Beer event for Strawbridge Lake – waiting to determine licenses needed for indoor event vs outside serving.

#### **6) Other notes:**

- Mall paid \$4MM for liquor licenses – and now reached tax resolution

#### **7) Public comments:**

- Matt Kane (Bramley Road):
  - Likes action orientation EDAC trying to take
  - Offered to share insights gained in various FB communities and at Moorestown Day stand about what should be done to improve Mainstreet.

#### **8) Meeting Adjourned at 8.35pm – NM/MB**