

# TOWNSHIP OF MOORESTOWN APPEARANCE COMMITTEE

Minutes for the Meeting of February 17, 2021

**Present:** Steve Chepurny, Karen Chigounis Pat Canton, Annette McGuire, Gina Zegel, Melissa McGrath, D'Arcy DiSpirito, Lisa Batts-Turner, Marianne Aleardi, Wayne Urffer

**Township Representative:** Patty Muscella

**Council Representative:** Sue Mamarella

**Call to Order: Attendance and Election of Officers:** Patty called the meeting to order and took attendance.

**Consideration of Minutes:** January 20, 2021: Steve asked for a motion to approve the amended minutes from January. Karen made a motion to approve the minutes as amended. Annette seconded the motion, and all approved.

**New Business:** Below is the list of professionals who attended our meeting to update and provide additional information concerning the proposed antenna installation at **41 East Main Street**.

Kevin Jones, Zublatt & Jones [Attorney-kjones@zublattjones.com](mailto:Attorney-kjones@zublattjones.com)

Matthew Graubart, P.E., from Maser Consulting - [MGraubart@maserconsulting.com](mailto:MGraubart@maserconsulting.com)

Todd Gannon, Site Acquisition Specialist, from Network Building & Consulting - [tgannon@nbcllc.com](mailto:tgannon@nbcllc.com)

Andrew Petersohn, RF Engineer and P.E., from dBm Engineering, P.C. - [andrew@dbmeng.com](mailto:andrew@dbmeng.com)

Kathy Eisele, Senior Project Manager, from Terracon - [kathy.eisele@terracon.com](mailto:kathy.eisele@terracon.com)

Jon Brown, Architectural Historian, from Terracon - [jon.brown@terracon.com](mailto:jon.brown@terracon.com)

The current plan is for 9 antennas to be flush mounted on the east/west/ and south sides of the building. They will be wrapped in a paper wrap to mimic the facade of the building. Extra equipment will be placed in the basement. Remote radio heads will be placed on top. The question arose after the presenters left

about the antennas being more symmetrically placed. Steve thanked the presenters for the photo presentation. He asked about the maintenance. They will be monitored 24 hours a day (unmanned) and will be serviced every 4-6 weeks. They will get us more information on the longevity of the wrap. We asked for the ladder on the back of the building to be painted a color to blend. It was suggested that the ladder be painted black. The committee was in support of the application; commenting that the photos were helpful.

**Development Application:** The application for the development of **The Dollar Store** at 107 West Camden Ave. will come before the planning board on March 4<sup>th</sup>. At an informal meeting last week Steve discussed the 6' vinyl fence and the tree inventory in the back. They might not be receptive to changing the 95' expanse of a flat roof line. The planning board may not have authority to advise against the design as presented. The architectural plans will go directly to the planning board now. Dave Donachy had done beautiful new conceptual drawings eliminating the extensive flat industrial roof. The recommendations and drawings made by Dave Donachy for the proposed Chase Bank application were completely dismissed. Wayne asked to see what happened with the Chase Bank application. Annette asked if they addressed the sign size. There will not be a pole on Camden Ave. There will be 2 signs at 6' not 8'. Each sign will be below 100 sq. ft.

There is a development application for **1249 Glen Ave., CAJ Capital Investors**. They would like to expand the existing building. Patty is looking for clarification on its use. Gina said Mr. Burris makes wine a few times a year. Marianne added that she had done a story on him making wine recreationally. Wayne asked about parking. Steve added that that is not in our jurisdiction. Patty said they are asking for a variance for reduced parking spaces. Steve said he will send over the committees' approval of the application.

**The Evergreens** revised plans we all agreed looked good. It will go before the zoning board on March 16<sup>th</sup>.

**Arbor Day Award:** March 1<sup>st</sup> email candidates. Steve suggested the new water treatment plant on Hartford Road. Karen suggested recognition of the hard work

done by Doug Nims and public works in particular the replanting of trees. Gina suggested the clearing and improvement down at Strawbridge Lake.

**Historic Preservation:** Annette said they met yesterday. They would like to get the work out. They got turned down about submitting one article. She suggested working with the MBA and Historical Society. They could work on presenting significant historic homes. Gina suggested that they should have a monthly article with historic references. One question is “are they advisory or regulatory?” Gina mentioned the extensive addition on the rear of a home on Prospect. Annette said the preservation would be only apply to the façade visible from the street.

**Demolition Application:** None

**Sign Permit:** None

**Goals and Actions:** Steve is working on 6 bullet points for 2021.

**Council Report:** Sue Mamarella said EDAC will be streamlined for businesses. Once we have historic preservation we could get grant money: see the National Park Service website.

**Percheron Park:** Gina said it is getting close. She said she is working with engineers from the township and Kathy Logue on lighting. Hardscaping could be done in the fall of 2021 and plantings in the spring of 2022.

**General Comments/Discussions:** Steve said the CHOP building under construction on East Main looks nice. We all agreed.

**Public Comment:** None

Steve asked for a motion to adjourn our meeting. Karen made the motion. Annette seconded the motion. All approved @ 8:09.

Next Meeting: March 17, 2021 @ 7PM in the Donut Room.

Respectfully submitted by Pat Canton

