

Moorestown Economic Development Advisory Committee

June 22nd, 2021 Minutes. 7:00 pm - Virtual Meeting

Motion to call meeting to order 7:02 by Mr. Hines. Seconded by Mr. Scafario. Approved

Roll Call

Mayor Nicole Gillespie, Moorestown Town Council liaison – present

Mark Hines - present

Chris Scafario – present

Kate Wilson - present

Melissa Arco Burns – present

Philip Kirschner – present

John Troy – present

Kathy Hiltner, President of Moorestown Business Association – present

Nancy Jamanow - Director of Community Development - absent

Jim Walsh - absent

Approval of minutes of April 2021

Motion: Ms. Burns. Seconded: Mr. Scafario– Approved by everyone (Ms. Wilson did not vote as absent from May meeting)

Council Liaison – Mayor Gillespie

- Mayor Gillespie informed the group that Kevin Aberant will be the new Township Manager with a start date of July 30th. 7 proposals for new township solicitor.
- Auction for packaged bids closes July 26th. Asking that they include
 - Information on intention to hire locally.
 - Track record of community involvement.
- Packaged goods webinar announced – July 7th target date.
- Sober living facilities – individuals with addiction are covered by the ADA. Zoning board have been asked to review whether the property has appropriate zoning for use.
- Mall redevelopment plan – will be discussed in Town Council closed session Monday 28th – close to settlement.

Moorestown Business Association– Ms. Hiltner

- Working on Food Truck event for August 18th – 6 trucks booked at the moment. Hoping to get at least 15.
- Working on Autumn in Moorestown Day which will take place on October 9, 2021.
- Participating in Superintendent search – great to be included.
- Main Street – businesses have survived – biggest issue now is manpower.
- Follow up – outdoor seating ordinance – this was until end of state of emergency/restrictions. Mayor Gillespie to add this to the agenda for Monday 28th TC meeting.

Director of Community Development – Ms. Jamanow

- No update.

Planning Board – Ms. Burns

- Regular meeting – voted on off street parking and Percheron Park.

New Business:

- Food Truck Opportunity:
 - Lumberton Food Truck event (Fri 19th) – well attended on a Friday, 7 trucks, free music, pop up beer garden, managed by the Fire Relief crew.
 - Riverton Food Truck event (Wed 23rd) – advertising 6 trucks, if you can attend please do.
- Municipal Food Truck Event – September goal for library parking lot event– Wednesday or Thursday – avoid Back to School nights. Back to School Nights are September 13, 14, 22, 23 and 30. There is also a BOE meeting and a college application presentation on 9/21 and Yom Kipper on 9/16
 - If this is a community event then the insurance of the MBA or Rotary could cover it.
 - Ms. Hiltner to check in with MBA & Rotary to see if either of them would be willing to “sponsor” this event with their insurance.
 - Could the Community House cover this? As a fund raiser?
 - Police will need to close the parking lot.
- Pop Up Shops Opportunity/Creator & Incubator Hub:
 - Town of 38,000: <https://www.strongtowns.org/journal/2018/2/19/low-cost-pop-up-shops-create-big-value-in-muskegon-michigan>
 - Delaware - old factory site that has numerous traders – it’s a magnet for shoppers.
 - The green next to the library – what could we turn this into?
 - Sheds from Philadelphia will be up for sale at some point.
 - What would we need to create foot traffic? Nano Brewery? Start ups?
 - Incubator site...Christmas village style-selling opportunities
 - Vision of building a following for small brands and as they get big enough maybe they move into a commercial property on Main or in Lenola.
 - Could we start right with food trucks and add on sellers...start to build the event?
 - Candlelight light – have holiday village on Community House lawn?
 - If folk start to register for Autumn in Moorestown – let’s ask if these people would be interested in a holiday village.

Old Business

- **Systemic Issues**
 - Mr. Kirschner, Mr. Hines & Mr. Walsh – All will meet with Mr. Merchel and Ms. Jamanow to discuss the process. Really trying to get to the bottom of systemic issues that stop business coming to Moorestown.
 - Mr. Hines – feedback from multiple sources that Moorestown processes have improved.
 - Additional meetings will be scheduled to further discuss issues.
- **Township website:**
 - Business sub-section - first draft shared.
 - Civic engage – 6-7 hours of training required to update the website. Mayor Gillespie to check with Theresa on how easy it is to update the website.
 - EDAC will be responsible for building out content.
- **Press Release on Packaged Goods & Micro Breweries etc**
 - Release went out. Thanks to Chris & team who worked on that.
 - Bidding June 24th – July 26th.
 - Seems to be lots of potential interest.
 - Community House location – challenges with non-profit status.

- **Cannabis**
 - **Sub Committee recommendations:**
 - Moorestown Cannabis Subcommittee Recommendations Draft June 21, 2021
 - **Licenses:** Allow all six licenses
 - **Limits:** No limits on number of licenses
 - **Municipal Taxes:** Tax at the maximum allowable levels
Don't specify uses for taxes until we have a better idea of what revenues will be
 - **Allowed locations** Only in SRC, SRC-1 and BP-1 with the following exceptions:,
Outside of designated drug-free zones (1000' from schools, 500' from parks)
Consider exception from 500 foot rule from parks if requires crossing Route 38 (multi-lane highway)
Restrict to indoor locations - no outdoor growing or storage
Require odor mitigation plan consistent with industry standards
No minimum lot size
Growing in existing facilities only - no new construction
 - **Public Consumption:** Ban consumption rooms at retail locations Ban consumption of any form in public places Civil fine of \$200 for violations
 - **Township resource demands:** Police resources should be consistent with liquor, anticipated to be minimal to no additional resources from current level
Ban sales to intoxicated individuals
Require submission of a security plan to police
 - **Public Input:** June 28 meeting Ordinance second reading;
 - **Sign Restrictions** Maximum size limit
Allow only "cannabis," not "marijuana," "pot," "weed," etc
 - **Hours restrictions** 8 am to 10 pm Monday - Saturday Noon to 6 pm Sunday
 - Mr. Troy – asked why the licenses are unlimited? Mayor Gillespie commented that the location limits are so tight that this will effectively limit the number of licenses.
 - Nearby towns (Lumberton & Mt Laurel) – almost no public reaction to these ordinances being passed.
 - Mr. Kirschner – voiced concern that this is not a good set of recommendations.
 - i. Passing these ordinances before state guidelines are published is risky. Existing medical marijuana license owners are already in law suits.
 - ii. Locking ourselves into a position for 5 years is a mistake – if developers are interested in Moorestown, they will wait for Moorestown to open up.
 - iii. Believes that we should limit licenses (we do this for liquor licenses, so why not for marijuana licenses?)
 - iv. Security – why are certain security standards not mandated?
 - Ms. Wilson – firmly in favor of this initiative.
 - i. Learn from best practice on west coast
 - ii. Learn from lost revenue given historical decisions on packaged goods and light industry brewing.
 - Mayor Gillespie – the goal is for Moorestown to capture micro-licences; many experts talking about the fact that over time growth facilities will be where weather and labor costs are better/lower than New Jersey.
- **Right to Farm**
 - To be carried over.

Open Forum/Miscellaneous Discussion

- No new business.

Public Comment

- Elizabeth Bressi-Stoppe 405 Irving Street – thanks to EDAC for the work that is going on in many areas. Fully in support of the recommendations of the cannabis sub-committee.

Adjournment

Motion by Mr Kirschner. Seconded by Mr. Scafario. Approved.

Next Meeting July 27, 2021