



GENERAL MEMBERSHIP MEETING MINUTES Wednesday, March 17, 2021 – 12:00 p.m. | Virtual Meeting

Attendees (22): Julia Applegate (MBA Board), Moorestown Friends School; Rita Bulk, Moorestown Living Magazine; Marybeth Caracci, South Jersey Driving School; Candace Coleman (MBA Board, Secretary), MoorArts; Christine Dash (MBA Board), Keller Williams Realty; Craig Dennin (MBA Board, Vice President), Moorestown Auto Body; Irene French, Heritage Accounting; Nicole Gillespie, Moorestown Town Council; Kathy Hiltner (MBA Board, President), Liberty Bell Bank; Sam Lepore, Sam Lepore Group; Andrew Mackerer, Law Offices of Andrew Mackerer; Charles McCullough, McCullough MAI CPA; Kira Orzechowski, PFFCU; Melissa Palfy, Liberty Mutual Insurance; Steven Pazienza, Pazienza & Softly Business Ventures; Amanda Phillips, The Sun Newspaper; Brittany Rought, The Sun Newspaper; Joseph Ryan, Keller Williams Realty; Joel Sholtz, Luxe Pro Travel; Kate Wilson, Moorestown Democrats; Noam Yalon (MBA Board, Treasurer), 941 Payroll & Timekeeping; Unidentified phone number attendee.

Call to Order: President Kathy Hiltner called the meeting to order at 12:02 p.m.

Minutes: Nicole Gillespie made a motion, seconded by Noam Yalon, to approve the minutes from the 2/17/2021 General Membership Meeting. The motion carried.

Welcome: MBA President Kathy Hiltner welcomed guests and thanked all MBA Diamond and Platinum level sponsors.

Announcements: MBA Board Members

- **Membership Renewals and Directory:** Candace Coleman reported that the printed directory is in development and should be mailed out in a few weeks.
- **Software Update:** Julia Applegate reported that the MBA's new online platform is now connected to a credit card processor. Once she completes her training on the system, she will run through its functions with the board before it goes live. The system will make membership and event registration much smoother and user-friendly.
- **Community Events/Sponsorships:** Kathy Hiltner reported that because of the pandemic, the first event the MBA plans to hold this year will be the Food Truck Block Party on Main Street, August 18. The MBA also is planning to hold Autumn in Moorestown and the Halloween Parade in October. Decisions about the scope of those events will be made closer the scheduled dates.

Town Council Update: Mayor Nicole Gillespie

Mayor Gillespie provided current information about several topics:

- **Affordable Housing:** The township has received a judgement on compliance and can now move forward with plans to build. A redevelopment planner has been hired to help revitalize the Moorestown Mall, part of which is intended to be used for affordable housing.
- **Cooper Health System:** A new outpatient facility will be housed in the former Sears building at the mall.
- **Reconstructive Health Care** will take over the former Miles Technology building on Rt. 38.
- **Peddlers Ordinance:** Council has eliminated the requirement for vendors to secure permits to participate in township events. Vendors will still need to fill out applications with the township, but the elimination of the ordinance will make the process much smoother for the vendors and event

organizers.

- Liquor Licenses: Two licenses are available for Moorestown to sell to package stores. These fit into existing zoning restrictions and the stores will be allowed in the business and warehouse districts.
- Micro-breweries and wineries: Long suggested by many parties, Council is in discussion about where this type of business should be located.
- Town Manager: Several strong candidates have applied for this position, and interviews will begin next week.
- A general goods store will be built on the former site of a gas station in the Lenola section of town.

Program:

“Cashing in on the real estate BOOM” presented by Joseph Ryan, Keller Williams Realty Director of Sales Development

Mr. Ryan encourage MBA members to consider adding a real estate license to their current professional accreditations to take advantage of the current surge in home prices and sales. Christine Dash joined the conversation to provide additional insight in to current trends.

Submitted by Candace Coleman, Board Secretary