

**MEDFORD TOWNSHIP PLANNING BOARD MEETING**  
**April 28, 2021 --7:00 pm**  
**Public Safety Building, 91 Union St. & Zoom on-line Conference**

Chairman Hartwig called the Planning Board Meeting to order at 7:04 p.m. and read the Statement of Conformance with the Open Public Meetings Act and the Municipal Land Use Law.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Present: Bielec, Czekay, Herman, Kornick, Watson, Devlin, Perks, Hartwig  
Absent: Braatz, Juliano, Ross  
Professional Staff: Attorney Anthony Drollas, Engineer Christopher Noll, Planner Scott Taylor, Secretary Kimberly Moore, Recording Secretary Beth Portocalis

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**MINUTES:**

March 24, 2021 Regular Meeting Minutes – Mayor Watson made a motion to adopt the minutes. Councilman Czekay seconded the motion. Ms. Herman abstained. A voice vote of all other Board members in favor of adoption was unanimous.

**CORRESPONDENCE:** Chairman Hartwig reminded Board members that they must review the Burlington County waste/recycling for multi-tenant complexes information and contact Mrs. Moore to confirm.

**REPORTS:** Chairman Hartwig reported that insufficient escrow balances over 6 months will continue to be listed on the monthly agenda. He acknowledged that there are the same four escrow balances, which may never be collected. This is unfair to the professionals who are not compensated for services rendered, but thanked Mrs. Moore for her continued efforts to collect the arrears.

**MEMORIALIZATIONS: None**

**APPLICATIONS/OFFICIAL ACTIONS: None**

**PUBLIC HEARING**

**REDEVELOPMENT INVESTIGATION: 17-19 North Main Street; Block 1801; Lot 4.**

The Medford Township Council has authorized via Resolution 71-2021, adopted on March 16, 2021, that the Planning Board conduct a preliminary investigation of 17-19 North Main Street (Block 1801; Lot 4) for the potential designation as a non-condemnation area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5. This is a municipally-owned parcel that houses the Medford Township municipal offices, which will be vacated next month with the move of the administrative offices to a new Town Hall building on Union Street.

Mr. Taylor opened the testimony by reviewing his Preliminary Investigation report dated April 16, 2021. As the municipal offices will be vacated within the next 30 days, the Township Council has asked if the property qualifies as a non-condemnation area in need of redevelopment. Under NJ Municipal Land Use laws, a municipality is permitted to do so if the zoning is consistent with the Master Plan goals.

Mr. Taylor next detailed the Redevelopment/Rehabilitation process as outlined in an April 28, 2021 task document. This Planning Board Public Hearing is step #3. The comments and testimony here tonight will be reported back to the Township Council on whether the area should be designated as Area in Need of Redevelopment without Condemnation.

In order to determine if the site is eligible, eight (8) criteria must be considered, as described on pages 5 and six of Mr. Taylor's aforementioned Preliminary Investigation Report. At least one criterion must be met, which it does in criteria "C" being land owned by the municipality.

The parcel is currently in the PPE (Public Parks and Education) Zone District, but is surrounded by the HVC (Historic Village Commercial) Zone District. Thus, the proximity allows for a zoning change to HVC and the redevelopment can insure it's complimentary to the permitted uses in the HVC zone.

Should the Board concur with the Preliminary Investigation Report, the next step in the process is with the Council, who can then solicit developers and proposed redevelopment plans. The proposed plan is brought to the Council for approvals, and if so approved the developer must appear before the Planning Board for all required site plan and land use approvals.

Chairman Hartwig asked Mr. Taylor to describe what the meaning of "intrusion" was as noted for 17 North Main Street to the zone district. Mr. Taylor replied that this statement was taken from a 1981 study of Main Street for possible designation as a historic district.

**PUBLIC: None**

Councilman Czekay made a motion to close the public portion of the hearing; Mayor Watson seconded. The voice vote was unanimous in favor.

Councilman Czekay made a motion to accept the Preliminary Investigation report as presented. Mayor Watson seconded the motion.

Recorded Vote:

Ayes:	Bielec, Czekay, Herman, Kornick, Watson, Devlin, Perks, Hartwig
Nays:	None
Abstentions:	None
Motion carried:	8 - 0 - 0

**MEMORIALIZATION:**

Councilman Czekay made a motion to approve Memorialization of Resolution 12-2021, "Reviewing Investigation of 17-19 North Main Street Study Area, (Block 1801; Lot 4) Determining that Said Area Qualifies as a Non-Condemnation Redevelopment Area and Recommending to the Medford Township Council that Said Area be Designated as a Non-Condemnation Redevelopment Area." Mayor Watson seconded.

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Recorded Vote:

Ayes: Bielec, Czekay, Herman, Kornick, Watson, Devlin, Perks, Hartwig  
Nays: None  
Abstentions: None  
Motion carried: 8 - 0 - 0

**GENERAL PUBLIC: NONE**

Mayor Watson made a motion to close the Public Portion. Councilman Czekay seconded. The voice vote was unanimous in favor.

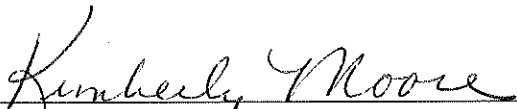
**ADJOURNMENT:**

Councilman Czekay made a motion to adjourn the April 28, 2021 Planning Board Meeting at 7:28 pm. Mayor Watson seconded. A unanimous voice vote in favor carried the motion.



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Beth Portocalis, Recording Secretary



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Kimberly Moore, Planning Board Secretary