

MEDFORD TOWNSHIP PLANNING BOARD MEETING

December 28, 2022 @ 7:00 p.m.

Police Administration Building-91 Union Street

Ms. Herman called the Planning Board Meeting to order at 7:06 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, Braatz, Hartwig, Herman, Juliano, Ross, Perks, Devlin
Absent: Czekay, Kornick, Watson
Professional Staff: Attorney Anthony Drollas, Engineer Christopher Noll, Planner Scott Taylor, Secretary Kimberly Moore

Chairman Hartwig announced that this was Ms. Herman's last meeting, as she will be leaving the Planning Board after ten years of dedicated service. He presented her with a plaque from the Board in appreciation of her efforts.

EXECUTIVE SESSION: Vice Chairman Juliano made a motion to go into Executive Session at 7:10 pm. Ms. Herman seconded. The voice vote was unanimous. The regular meeting resumed at 7:24 pm

MINUTES:

November 14, 2022 Regular Meeting Minutes – Ms. Herman made a motion to adopt the meeting minutes with one correction as noted. Mr. Ross seconded the motion. Ms. Bielec & Vice Chairman Juliano abstained. A voice vote of the remaining Board members in favor of adoption was unanimous.

CORRESPONDENCE: Chairman Hartwig announced that the Auto Zone application was being withdrawn by the applicant without prejudice.

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

APPLICATIONS/OFFICIAL ACTIONS:

Referral from the Township Council:

Public Hearing for review and recommendation to amend the Taunton and Tuckerton Redevelopment Plan for consistency with the Master Plan and referring same to Medford Township Council for consideration and adoption to permit cell towers.

Chairman Hartwig opened the Public Hearing by explaining that the hearing was only in regards to amending the adopted Redevelopment Plan in order to permit cell towers. This is in response to an application from Verizon to build a cell tower at 200 Tuckerton Road, which is located in the Redevelopment Area.

Mr. Drollas added that this is an exercise for a Redevelopment Plan amendment. If approved by the Planning Board, the Township Council will also vote on the proposed amendment to the Plan. Should the Plan be amended, Verizon will be required to submit a Site Plan application to the Planning Board for final approvals.

Mr. Taylor further detailed that this hearing is a Master Plan consistency investigation related to the Community Commercial (CC) zone district, where cell towers are not a principal or conditional approved use. In a designated Redevelopment Area, under NJ Land Use laws, the Zoning Board of Adjustment does not have jurisdiction to grant use variance reliefs.

Mr. Taylor continued that the proposed changes are on page 21 of the approved Redevelopment Plan. They incorporate and address comments raised by the Board.

Mr. Taylor concluded that the amendments advance the goals of the Master Plan, specifically enhanced public safety and economic development.

Mr. Hartwig went thru the changes to the Redevelopment Plan in Appendix A, which establishes the conditions that any cell tower must adhere to. (height limitations, buffering & landscaping, fencing, etc)

The Hearing was then opened to the public.

PUBLIC: No one was present to speak

Ms. Herman made a motion to close the public portion. Mr. Ross seconded. The voice vote was unanimous in favor.

Mr. Herman made a motion to approve the changes to the Redevelopment Plan and the consistency with the Master Plan goals. Mr. Ross seconded the motion.

Recorded Vote:

Ayes:	Bielec, Braatz, Hartwig, Herman, Juliano, Ross, Perks, Devlin
Nays:	None
Abstentions:	None
Motion carried:	8 - 0 - 0

Planning Board Review and Recommendation of planned public projects in conjunction with consistency to municipal Master Plan (N.J.S.A. 40:55D-31(a)):

BCIT-Medford Campus Exterior Sign replacement

Chairman Hartwig noted that BCIT was not legally required to make an application to the Board; but rather asked to present their plans to the Board. Any recommendations by Board members are non-binding.

SWORN: Michael Coolidge, Director of Facilities
Andrew Willmott, Business Administrator

Mr. Willmott opened the testimony by explaining that all BCIT schools will be replacing their signs. They are aware of Medford's concerns about LED signs and the limitations in the sign ordinances.

Mr. Taylor's review letter dated December 27, 2022 summarized the Land Development Ordinances in respect to LED signs, and included recommendations to brightness and oscillation.

Mr. Willmott and Mr. Coolidge both agreed to follow all of Mr. Taylor's review letter recommendations.

Mr. Noll had no additional comments.

PUBLIC: No one was present to speak

Mr. Drollas had prepared a draft Resolution of Memorialization approving the consistency with the Master Plan review by the Planning Board. (Resolution #15-2022)

MEMORIALIZATION:

Ms. Herman made a motion to approve the proposed sign replacement as being consistent with the municipal Master Plan, conditioned upon adhering to the recommendations in the Board Planner's review letter of December 27, 2022. Mr. Braatz seconded the motion.

Recorded Vote:

Ayes:	Bielec, Braatz, Hartwig, Herman, Juliano, Ross, Perks, Devlin
Nays:	None
Abstentions:	None
Motion carried:	8 - 0 - 0

Auto Zone Northeast, LLC, 404/31, 185 Route 70, SPR-5760

Applicant is seeking Preliminary & Final Major Site Plan with bulk variance approval to construct an Auto Zone building with parking and a drainage basin. **Zone: HC-1**

****See above—withdrawn by applicant****

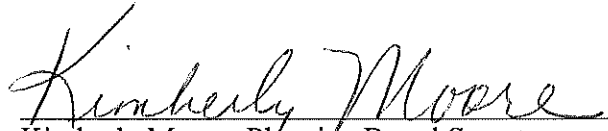
GENERAL PUBLIC: No one was present to speak.

Ms. Herman made a motion to close the public portion. Mr. Ross seconded. The Voice vote was

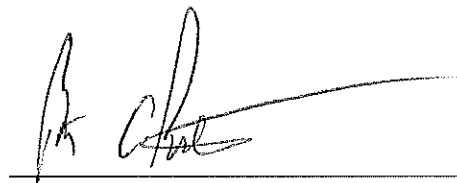
unanimous in favor.

ADJOURNMENT:

Ms. Herman made a motion to adjourn the December 28, 2022 Planning Board meeting at 7:52 pm. Mr. Ross seconded. A unanimous voice vote in favor carried the motion.



Kimberly Moore, Planning Board Secretary



Beth Portocalis, Planning Board Recording Secretary