

MEDFORD TOWNSHIP PLANNING BOARD MEETING

January 26, 2022 @ 7:00 p.m.

Public Safety Building-91 Union Street
via Zoom On-Line Conference

Mr. Hartwig called the Planning Board Meeting to order at 7:05 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, Czekay, Hartwig, Herman, Juliano, Ross, Watson, Devlin, Perks
Absent: Kornick
Professional Staff: Attorney Anthony Drollas, Engineer Christopher Noll, Planner Scott Taylor, Secretary Kimberly Moore, Recording Secretary Beth Portocalis

Chairman Hartwig welcomed back the re-appointed Board members, who were then sworn in by Board Attorney Anthony Drollas.

EXECUTIVE SESSION:

Chairman Hartwig called for an Executive Session at 7:08 pm. Mayor Watson made the motion. Deputy Mayor Czekay seconded. The voice vote was unanimous.

The Regular meeting re-convened at 7:20 pm.

RE-ORGANIZATION

NOMINATION & ELECTION OF CHAIRPERSON

Ms. Bielec nominated Mr. Hartwig. Mayor Watson seconded. Ms. Bielec made a motion to close the nominations. Mayor Watson seconded. The roll call vote was unanimous in favor.

Recorded Vote:

Ayes: Bielec, Braatz, Czekay, Hartwig, Herman, Juliano, Perks, Ross, Watson
Nays: None
Abstentions: None
Motion carried: 9 - 0 - 0

NOMINATION & ELECTION OF VICE-CHAIRPERSON

Ms. Bielec nominated Mr. Juliano. Mayor Watson seconded. Ms. Bielec made a motion to close the nominations. Mayor Watson seconded. The roll call vote was unanimous in favor.

Recorded Vote:

Ayes: Bielec, Braatz, Czekay, Hartwig, Herman, Juliano, Perks, Ross, Watson
Nays: None
Abstentions: None
Motion carried: 9 - 0 - 0

APPOINTMENT OF PLANNING BOARD ATTORNEY – Anthony Drollas, Esq., of Malamut & Associates

APPOINTMENT OF PLANNING BOARD ENGINEER – Christopher Noll, PE, PP of Environmental Resolutions, Inc.

APPOINTMENT OF PLANNING BOARD PLANNER- Scott Taylor, PP of Taylor Design Group

APPOINTMENT OF PLANNING BOARD SECRETARY – Kimberly Moore

APPOINTMENT OF PLANNING BOARD RECORDING SECRETARY – Beth Portocalis

ESTABLISH 2022 MEETING DATES

DESIGNATE OFFICIAL NEWSPAPER – Burlington County Times; Alternate Central Record

Ms. Bielec make a motion to approve the above Resolutions by consent vote. Mayor Watson seconded.

Recorded Vote:

Ayes:	Bielec, Braatz, Czekay, Hartwig, Herman, Juliano, Perks, Ross, Watson
Nays:	None
Abstentions:	None
Motion carried:	9 - 0 - 0

MEMORIALIZATIONS:

Resolution #1-2022 -- APPOINTMENT OF PLANNING BOARD ATTORNEY – Anthony Drollas, Esq., of Malamut & Associates

Resolution #2-2022 -- APPOINTMENT OF PLANNING BOARD ENGINEER – Christopher Noll, PE, PP of Environmental Resolutions, Inc.

Resolution #3-2022 -- APPOINTMENT OF PLANNING BOARD PLANNER- Scott Taylor, PP of Taylor Design Group

Resolution #4 – 2022 -- ESTABLISH 2022 MEETING DATES

Resolution #5 – 2022 - DESIGNATE OFFICIAL NEWSPAPER-Burlington County Times; Alternate Central Record

Ms. Bielec made a motion to memorialize the above Resolutions by consent vote. Mayor Watson seconded.

Recorded Vote:

Ayes: Bielec, Braatz, Czekay, Hartwig, Herman, Juliano, Perks, Ross,
Watson
Nays: None
Abstentions: None
Motion carried: 9 - 0 - 0

REGULAR MEETING

MINUTES:

December 20, 2021 Regular Meeting Minutes – Mayor Watson made a motion to adopt the Regular Meeting minutes. Vice Chairman Juliano seconded the motion. A voice vote of the Board members in favor of adoption was unanimous.

December 20, 2021 Executive Session Minutes – Mayor Watson made a motion to adopt the Executive Session minutes. Deputy Mayor Czekay seconded the motion. A voice vote of the Board members in favor of adoption was unanimous.

CORRESPONDENCE: None

REPORTS: Chairman Hartwig reported that insufficient escrow balances over 6 months will continue to be listed on the monthly agenda. He acknowledged that the remaining four escrow balances 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.

MEMORIALIZATIONS: None

APPLICATIONS:

Atlantic States Group, Inc., 909/6, 338 Stokes Road, SPR-5714EXT (1/26/22)

Applicant is seeking an additional 1-year extension of approvals for preliminary and final major site plan with variances and waivers.

SWORN: John Klagholz., Owner/Applicant
William Hyland, Esq., Hyland Levin Shapiro, LLP

Mr. Hyland opened the testimony by detailing that the applicant was granted approvals per Planning Board Resolution 24-2017 to renovate the building and add a second story. A one-year extension was granted in September 2019 per Planning Board Resolution 16-2019. This first extension was extended under the NJ Permit Extension Act per the Governor's Executive orders during the COVID pandemic. The first extension expired on December 4, 2021, and this application was filed prior to this date thus maintaining eligibility for extension approvals. Under

NJ MLUL, protections for Final Site Plan approvals would expire two years from that date. The applicant is seeking a further one-year extension of the approvals as permitted by N.J.A.C. 40:55d-52a and Section 85D.1.b of Medford's Land Development Ordinances.

Mr. Hyland continued that the property is listed for sale; and a letter of intent to sell is in draft. The granting of this extension will allow Mr. Klagholz to consummate the sale. The potential buyer understands the conditions imposed by the Board, including extension of the water lines to the property and the connection to sanitary sewer now that the development across the street (Medford Cornerstone Senior Residential Complex) has commenced.

PUBLIC: None

Mayor Watson made a motion to close the public portion. Vice Chairman Juliano seconded. The voice vote in favor was unanimous.

Mayor Watson made a motion to approve the one-year extension retroactive to December 4, 2021 as requested. Ms. Herman seconded the motion.

Recorded Vote:

Ayes:	Bielec, Braatz, Czekay, Herman, Juliano, Perks, Ross, Watson, Hartwig
Nays:	None
Abstentions:	None
Motion carried:	9 - 0 - 0

Village of Taunton Forge, 3201/32.03 -C0001, 200 Tuckerton Road, SPR-56712F0
Applicant is seeking Final Major Site Plan and Amended Preliminary/Final Phasing Plan approval. Previous Zone CC/Current Zone: TTRA
(Continued from November 2021 meeting)

SWORN: Peter Chacianas, Esq., Hyland, Levin, Shapiro
Gregory Elko, Engineer, Langam Engineering
Scott Baumer, Supermarket Operator's representative
David Crawford, Architect
Anthony Prizzi, Landscaper
James DePetris, Owner/Applicant

Mr. Chacianas opened the testimony by confirming that the applicant is not seeking any new submission waivers or variances. He then provided a brief summary of the testimony from the November 2021 meeting.

Based upon the Board's comments at the last meeting, the buffer was shifted in order to retain more of the trees. In addition, the Board Chairman, the Mayor, the Board Planner and the Board Engineer walked the site with the applicant's professionals after the last meeting and marked

each tree. The end result was that several additional trees will remain, even though they were approved to be removed.

Mr. DePetris was next to testify. He acknowledged his family's efforts since 2014 to rehabilitate the Center. He is hoping that the improvements they have made will spur further development at the other commercial properties in close proximity. The family has listened to the Board's input and made further changes to the original architectural and site plans, which is reflected in the increased occupancy.

Mr. Elko was next to testify. He first described Exhibits T1 & T2 dated 1/13/22, which were included in the Board packets. As noted by Mr. Chacianas, a site meeting was held on January 5, 2022. The plan was modified to save even more trees. He went thru the color coding system on the trees in the buffer which identified what trees were permitted to be removed and what trees are now being saved. The only trees that will be removed are located where the second driveway will be located when the previously approved pad sites receive final site plan approvals. When the pad sites are approved, a sidewalk will be required, but during the site visit it was agreed by all that the sidewalk will meander through the buffer in order to maintain even more trees. In addition, more new trees will be planted at the entrances and in the parking lot islands.

Mr. Elko then described Exhibits T3 & T4 which shows a request to prune a 3' to 7' window for 100' to the east and 50' west of the driveway. This is requested to provide visibility to the new supermarket building. All underbrush will remain. A 4"-5" caliper red oak tree will be planted in this area to replace the one pine tree in front of the monument sign on Tuckerton Road. An additional six (6) red oaks of similar caliper will be planted along the driveway, and the one holly tree close to the driveway will also remain. A triangle stand of trees in the rear of the building that was approved to be removed will also remain, only to be removed if the building expands.

Chairman Hartwig stated the Land Development Ordinances regarding buffers mandates that every site requires buffering. He noted that he drives by the site regularly and observed that the building can be seen, so he questioned the need for the "window." The Mayor and other Board members also commented that the pruning of the trees will not look natural, and questioned if such pruning may affect the health and vitality of the trees. Mr. Perks questioned what would happen if the pruning were to cause the trees to die.

After conferring with the applicants, he advised the Board they are willing to forego the 3' - 7' pruning. Additionally, he said, the design of the supermarket, parking lot, stormwater basins and a sidewalk have all been modified to save more trees because the DePetris family and its professionals each know that is important to the Township.

Mr. Elko then went thru the Landscaping Plan, identified as Exhibit C.1.12. This primarily addresses the parking lot areas. Three trees will need to be removed for the buffer to be shifted. There will be a net addition of 17 new trees planted in the parking lot islands.

In summary, only a handful of dead trees would be removed in the roadside buffer, as well as one blocking the view of the monument sign for the shopping center, to be replaced by six large red oaks along the shopping center's driveway at Tuckerton Road, another that Mr. Taylor agreed was a hazard to the street, and possibly a few in the islands of the Center's parking lot, which would be replaced by new landscaping.

If any additional trees are to come down in the future, Chairman Hartwig recommended a condition that they must be linked to future construction of the two previously approved pad sites.

Mr. Elko stated that the applicant will comply with Mr. Noll's January 21, 2022 letter. All of Mr. Noll's comments in his November, 2021 letter were addressed in the revised plans submitted for this meeting.

Mayor Watson brought up the sidewalk along Tuckerton Road, which were to be installed when the pad sites are approved. As there was testimony that there are no prospective tenants, the Mayor asked if the applicant would agree to install the sidewalk within three years of the CO for the supermarket building if the pad sites are not yet approved and constructed. Mr. Elko responded the applicant would agree to this condition.

Mr. Noll clarified the parking requirements and added that the applicant has satisfied all of his comments.

Mr. Taylor referenced his January 21, 2022 report correspondence. He stated that this proposed project is still within the approved square footage, under by approximately 1,000sf. Many of his comments have already been addressed in the revised plans and testimony. He asked if the supermarket operation has considered the trash collection scheduling. Mr. Baumer replied that a new trash enclosure is proposed for Roast Coffee, the liquor store and the currently vacant former Rite Aid space, and the supermarket will have a self-contained trash compactor. Mr. Taylor did correct one item in his letter; that being all signs will be externally illuminated.

Mr. Elko stated the applicant agrees to all comments in Mr. Taylor's letter.

Architect David Crawford was next to testify. He briefly described his background and specialty in supermarket design. He acknowledged that he was tasked with modifying and enhancing old and dated architecture. He attempted to create a similar look to the other center buildings. He stated that this design enhances the building by diversifying the design that presently exists in the rest of center by taking elements, such as the gables, gateways, colorations and materials, and applying them to the existing supermarket to achieve a similar look to what is currently in the Center.

He distributed a handout of three options (C1, C2, C3) to further modify the architectural plans submitted, based upon feedback from the professionals, specifically concerning a large space of untreated exterior wall between the supermarket itself and the corner area that will become the Shop from Home area. This designated area is intended to be distinguished from the other main

area of the supermarket. Mr. Taylor indicated both he and the board were in favor of a little more muted façade consisting of a warm palette, and that a sign or canopy might help punctuate the Shop from Home entrance.

Mr. Crawford continued to advocate for the “distinguished” appearance to demarcate the shop from home area of the future supermarket, however Board members suggested having less emphasis to match the other renovated exteriors in the shopping center. After discussion, the technical issues were decided to be worked out in the field between the applicant, Mr. Crawford, and Mr. Taylor. Chairman Hartwig reminded the applicant that if there is a disagreement between the parties or dramatic, uncomfortable changes from what the board members expressed, the applicant will need to come back to the Board.

Mr. Crawford further described how two different architectural styles were combined with a mix of geo members per the Board professional’s feedback to provide separation. Light will be added via the existing windows, and the vestibule has been expanded to include the liquor store entrance. The overall height has been reduced to conform to the previously granted variance of 29’4”.

He continued describing the Tuckerton Road side elevation with its visual depth and columnization and the other dramatic enhancements including the cornice on top.

After much discussion, the Board members and professionals expressed their unanimous preference for option C1, with no break in the front supermarket façade. Additional discussion took place in regards to the Roast Coffee façade.

At the other end of the building, the Roast Coffee Café is proposed to be expanded via a bump out of 400sf, bringing the façade in line with the vacant Rite Aid space next door. Mr. Crawford presented two options depending if the storefront will be expanded or not. If the Roast is not expanded, only exterior enhancements will take place.

Mr. Chacanas asked for a brief recess to discuss with his clients. Chairman Hartwig agreed, and the Board recessed at 8:45pm. The meeting resumed at 8:55pm. Upon resumption of the meeting, Mr. DePetris stated that on behalf of the family that they wanted to give Medford what it wants, and that they can finesse the changes to make the most sense to both.

During the recess, Mr. Taylor had talked with the applicant’s team on design to effectuate the separation the applicant is seeking. In order to accomplish this, Mr. Taylor explained that the architect may need to slightly modify the cornice. The applicant agreed to the C1 design and will work with Mr. Taylor to maintain the visual design. Mayor Watson asked if the parapet can be painted as the rendering shows variations. Mr. Crawford replied yes.

Ms. Herman asked if the arch adjacent to Roast Coffee could be removed, as it appears to serve no purpose and is architecturally dated. Mr. Crawford explained that it is a load bearing wall and cannot be removed. He referred back to the renderings provided, and the design for the coffee shop without the expansion shows an “arc de triumph” treatment for the arch opening. Mr.

Taylor suggested painting it with a muted color and the applicant also offered to square off the opening with ephus regardless if Roast expands or not.

That elicited much discussion about the Roast Coffee location. Mr. Baumer explained that if the lease is not executed with the added square footage, they will still enhance the façade with fascia and paint, and matching shingles on the roof areas as interim upgrades with the supermarket improvements. Option 1 is to expand and the façade will be all new as per the rendering; and option 2 is to not expand treat the current exterior per the alternate rendering. The Mayor noted that this is, in essence, three options. Additional discussion ensued, with Deputy Mayor Frank Czekay, stating he didn't like the idea of the Board approving options and expressing concern it would be hard to memorialize them all into a resolution; although Mr. Drollas stated it was legally permissible.

After additional discussion, Chairman Hartwig recommended that the Board vote on the version with the Roast Coffee expansion version of the front façade elevation, and if the expansion is not done in three (3) years then the applicant must make the façade match the rest of the building with new windows, siding, etc. This would alleviate the need for the applicant to come back before the Board.

Mr. DePetris replied that his family recognizes the building is in need of an upgrade and is committed to dressing it up, and such options should serve as evidence of that commitment. He stated that the family wants to make this expansion happen, as it is a very small space. Being a coffee shop with roasters in the kitchen area, he explained it is very complicated and that they have two contractors reviewing it right now. But being they are here before the Board, they expressed their desire to keep the momentum going and hopefully obtain approvals. He concluded that if this is what the Board wishes, they will agree so the supermarket upgrades can commence.

Mr. Hartwig also commented that three of the tenant spaces on the monument signs have backgrounds that do not conform to the Board's condition of approval on a previous application. David DePetris spoke for the applicant; and confirmed they are aware of this and are making the changes within the next couple of weeks. In the future they will take the lead on sign updates and replacements, not the tenants.

PUBLIC:

Kevin Sparkman – 128 Bracken Road. He stated that he appreciates the fact that the applicant came back with a commitment to keep the trees; and also appreciates that the Board has paid such careful attention to this. He continued that the applicant took the Board discussions and professional's comments to heart, and was most pleased most of the trees along Tuckerton and Taunton will remain.

Mayor Watson made a motion to close the public portion. Ms. Herman seconded. The voice vote was unanimous.

Mayor Watson commented that he appreciates the applicant having us out on site and appreciates all your efforts in making concessions and acquiesced to the Board members and Board professionals in addressing the concerns with the trees and buffers, as well as architecture. He thanked everyone for their diligence and hard work on these issues.

Mayor Watson made a motion to approve the application inclusive of the revisions to the plans made at this meeting; with the conditions that the applicant will conform with the Board Planner's and Board Engineer's review letters. Vice Chairman Juliano seconded the motion.

Recorded Vote:

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

GENERAL PUBLIC: None

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

ADJOURNMENT:

Deputy Mayor Czekay made a motion to adjourn the January 26, 2022 Planning Board Re-Organization and Regular Meeting at 9:52 pm. Mr. Braatz seconded. A unanimous voice vote in favor carried the motion.



Beth Portocalis, Recording Secretary



Kimberly Moore, Planning Board Secretary