

MEDFORD TOWNSHIP PLANNING BOARD MEETING

January 27, 2021

7:00 p.m.

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, Czekay, Hartwig, Herman, Juliano, Kornick, Ross, Watson,
Devlin, Perks
Absent: Braatz
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 7:07 pm. Ms. Herman made the motion. Ms. Bielec seconded. The voice vote was unanimous.

The Regular meeting re-convened at 7:15 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, Czekay, Hartwig, Herman, Juliano, Kornick, Ross, Watson,
Perks
Nays: None
Abstentions: None
Motion carried: 9 - 0 - 0

NOMINATION & ELECTION OF VICE-CHAIRPERSON

Ms. Bielec nominated Mr. Juliano. Mr. Ross 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, Czekay, Hartwig, Herman, Juliano, Kornick, Ross, Watson,
Perks
Nays: None
Abstentions: None
Motion carried: 9 - 0 - 0

REGULAR MEETING

MINUTES:

December 21, 2020 Regular Meeting Minutes – Mayor Watson made a motion to adopt the Regular Meeting minutes. Deputy Mayor Czekay seconded the motion. Ms. Herman recused herself. A voice vote of all other Board members in favor of adoption was unanimous.

December 21, 2020 Executive Session Minutes – Mayor Watson made a motion to adopt the Executive Session minutes. Deputy Mayor Czekay seconded the motion. Ms. Herman recused herself. A voice vote of all other 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 one longstanding escrow was paid this past month, but 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:

Timber Ridge at Medford, LLC, 401/13.01 & 403/2 and 7, Hartford Road & Route 70, PBC-1354PF2

Amended Preliminary and Final Major Subdivision and Site Plan approval for Phases II and III to construct two (2) apartment buildings, fifty-seven (57) townhouses, and fifty-three (53) single family dwellings. Previous approval was granted for Preliminary Major Site/Subdivision and Phase 1 Final Major Site/Subdivision by Planning Board Resolution #17-2019. **Zone: HM**

Mayor Watson made a motion to memorialize the Resolution. Deputy Mayor Czekay seconded the motion.

Recorded Vote:

Ayes:	Bielec, Czekay, Hartwig, Kornick, Perks, Ross, Watson
Nays:	None
Abstentions:	None
Motion carried:	7 - 0 - 0

APPLICATIONS:

Security Vault Works, Inc, 904/1, 178 Route 70, SPR-5750

Applicant is seeking Minor Site Plan approval to install a drive-up ATM island in the parking lot of the Medford Center. **Zone: HC-1** (continued from December 2020 meeting)

SWORN AT DEC. MTG: Augusta O’Neill, Esq., Klehr, Harrison, Harvey Branzburg, LLP
Barry Glassman, Security Vault Works/Applicant
Ahmed Tamous, Engineer & Planner, Bollar Engineering

As this application was continued from the December 2020, Ms. O'Neill confirmed that the Applicant was not seeking any new submission waivers, and would not have any additional professionals offering testimony that will need to be sworn in.

Ms. O'Neill opened the testimony by detailing the changes to the application based on comments from the Board members and professionals at the December meeting. To describe said changes, Ms. O'Neill asked Mr. Tamous to continue.

Mr. Tamous displayed Exhibit A-10, which was a color rendering of the revised site plan. The changes from the originally proposed site plan were detailed, including:

- 1) All Chase signage on the sides and top have been eliminated. Only the Chase name/log will be imprinted onto the ATM machine itself, which is a pre-manufactured feature;
- 2) The colors of the ATM canopy will be a dark nickel and Chase corporate branded shade of blue. The safety bollards are also proposed to be the same Chase blue.
- 3) The landscaping will be enhanced per Mr. Taylor's and Mr. Noll's respective letters and discussion with the professionals.
- 4) The lighting will be changed to 3,000 kelvins; but inside the canopy it will be 4,000 kelvins for safety and security reasons.

Mr. Juliano and Mr. Ross both stated their dissatisfaction with the all-nickel canopy leg plates, and discussion amongst the Board members ensued whether the appearance was better with some Chase lettering effectuated via recessed internal lighting from letter cut-outs in each canopy leg as proposed, perhaps reduced in size rather than none at all.

James Gabrieli, Chase Project Manager was in attendance, and asked to be sworn to offer testimony. Mr. Drollas then swore him in. Mr. Gabrieli explained that the canopies are pre-manufactured, so the only options are with the internally illuminated Chase letters as originally proposed or no lettering at all.

Mr. Drollas offered that the Board can vote for either what was originally proposed or with no signage; as the applicant has testified that their claims of prohibitive costs have left the Board with no other choices.

After continued deliberation, Mr. Taylor offered a compromise solution, being that the applicant can use non-illuminated vinyl lettering of the Chase lettering logo affixed to each leg of the canopy. He suggested 3sf on each side; for a total of 6sf of signage. This would still require a variance since only 1.94sf of signage is permitted; however, this is a unique application in that the canopy structure provides little area for signage, which is calculated based upon "building" frontage.

Chairman Hartwig asked if the applicant would be willing to accept this proposed sign variance to permit the non-illuminated 6sf of vinyl lettering; and after conferring, the Applicant agreed as per Ms. O'Neill's testimony.

Mr. Taylor had no additional comments, and noted that all items delineated in his review letter had been addressed by the applicant's testimony.

Mr. Noll also stated that the applicant had satisfied all of his comments in his review letter, with the exception of a required night light test after construction is completed. This should be added as a condition of any approvals granted by the Board.

PUBLIC: None

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

Mayor Watson made a motion to approve the revised application as submitted, with the additional variance relief to permit a total of 6sf of non-illuminated vinyl Chase lettering on the legs of the canopy, and with the condition that a night light test must be performed after construction to meet the lighting kelvins per testimony. Mr. Perks seconded the motion.

Recorded Vote:

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

GENERAL PUBLIC: None

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

BOARD RE-ORGANIZATION RESOLUTIONS

Chairman Hartwig asked for a consent motion to (1) establish the meeting dates for 2021 and read each one aloud; (2) designate the Burlington County Times as the official newspaper and the Central Record as the alternate newspaper; (3) appointing Anthony Drollas of Malamut & Associates as Board Attorney; (4) appointing Christopher Noll of Environmental Resolution Inc. as Board Engineer, (5) appointing Scott Taylor of Taylor Design Group as Board Planner, (6) appointing Kimberly Moore as Planning Board Secretary; and (7) appointing Beth Portocalis as Planning Board Recording Secretary.

Ms. Bielec made a consent motion for the aforementioned 2021 Re-Organization Resolutions and Board Appointments. Mr. Ross seconded the motion.

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Recorded Vote:

Ayes: Bielec, Czekay, Herman, Juliano, Kornick, Ross, Watson, Perks,
Devlin, Hartwig

Nays: None

Abstentions: None

Motion carried: 10 - 0 - 0

ADJOURNMENT:

Deputy Mayor Czekay made a motion to adjourn the January 27, 2021 Planning Board Re-Organization and Regular Meeting at 8:27 pm. Mayor Watson seconded. A unanimous voice vote carried the motion.



Beth Portocalis, Recording Secretary



Kimberly Moore, Planning Board Secretary