

MEDFORD TOWNSHIP PLANNING BOARD MEETING
July 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 7:03 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, Kornick, Watson, Devlin, Perks, Hartwig
Absent: Herman, Juliano, Ross
Professional Staff: Attorney Anthony Drollas, Engineer Christopher Noll, Secretary
Kimberly Moore, Recording Secretary Beth Portocalis

Chairman Hartwig announced that the Camp EFS application (Block 301/Lot 7.01) was being adjourned to the August 25, 2021 Planning Board meeting, without the requirement to re-notice.

MINUTES:

June 23, 2021 Regular Meeting Minutes

Councilman Czekay made a motion to adopt the minutes. Mr. Devlin seconded the motion. Mr. Braatz, Ms. Kornick, and Mayor Watson abstained. 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 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:

Medford Township, 51 Union Street, 1601/2, PBC-526

Applicant is seeking Minor Subdivision approval to subdivide an existing residential lot to create two lots; one lot for the new municipal building and the other lot for the existing residential dwelling. **Zone: RHO**

SWORN: Sara Werner, Esq., Prime & Duvell--Township Attorney's firm
Christopher Noll, PE, Environmental Resolutions, Inc—Township & Planning
Board Engineer

Upon questioning from Mr. Hartwig, Ms. Werner confirmed no submission waivers, design waivers or bulk variance reliefs are requested as a part of this application.

Ms. Werner opened the testimony by explaining that this was a straightforward two-lot subdivision. One lot, to be identified as proposed Lot 2.01, will be .801 acres (34,912sf) and

contains the original/existing residential dwelling. The second lot, identified as Proposed Lot 2.02, will be 2.418 acres (105,308sf) and contains the new Town Hall Municipal Building & Library, with associated parking areas, trash enclosure and Stormwater basin.

Upon questioning by Board members as to the shape of the residential lot, Mr. Noll testified that the density requirement in the RHO zone is 1.25 acres, and the Pinelands Commission requirements called for the residential lot to be at least 34,848 square feet as noted in the approved Certificate of Filing. Therefore, a flag portion of the residential lot had to be created along the west side of the parking lot for the Town Hall lot. Otherwise, the Pinelands Commission would have required the Township to Purchase a Pinelands Development credit, which would have cost upwards of \$20,000.

Ms. Werner explained that before the Township offers the residential lot for sale, they will draft access easements to also address maintenance concerns that will be executed when the residential lot is ultimately sold by the Township. Mayor Watson also mentioned that the Township intends to place other conditions on the sale of the dwelling to maintain its historical/architectural characteristics; and prohibiting its demolition to build a new structure.

PUBLIC: None

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

Mayor Watson made a motion to approve the sub-division application as submitted. Councilman Czekay seconded the motion.

Recorded Vote:

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


GENERAL PUBLIC: None present or on Zoom

ADJOURNMENT:

Councilman Czekay made a motion to adjourn the July 28, 2021 Planning Board Meeting at 7:26 pm. Mr. Braatz seconded. A unanimous voice vote in favor carried the motion.



Beth Portocalis, Recording Secretary



Kimberly Moore, Planning Board Secretary