

MEDFORD TOWNSHIP PLANNING BOARD MEETING

June 22, 2022 @ 7:00 p.m.

Public Safety Building - 91 Union Street

Chairman Hartwig called the Planning Board Meeting to order at 7:01 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, Kornick, Watson, Perks
Absent: Juliano, Czekay, Ross, Devlin
Professional Staff: Attorney Anthony Drollas, Engineer Christopher Noll, Planner Michelle Taylor, Secretary Kimberly Moore, Recording Secretary Beth Portocalis

EXECUTIVE SESSION: None

MINUTES: May 25, 2022 Regular Meeting Minutes – Mayor Watson made a motion to adopt the meeting minutes. Ms. Herman seconded the motion. Ms. Bielec and Ms. Kornick abstained. A voice vote of the remaining 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/OFFICIAL ACTIONS:

RGMG Holdings, LLC, 2004/11, 6 Chapel Avenue, PBC-527

Applicant is seeking Minor Subdivision approval to subdivide 1 residential lot into 2 residential lots. Zone: RHO

SWORN: Patrick McAndrew, Esq.
Anthony Giacobbe, Owner
Joseph Gray, Engineer, CME Associates

Mr. McAndrew opened the testimony by summarizing the application requesting a minor subdivision on the $\frac{3}{4}$ acre parcel, creating two conforming sized lots. Each lot will be larger than the zone district requirements. A Certificate of Appropriateness is requested from the Board to permit the existing dwelling to be demolished, which the owner will offer testimony on.

Mr. McAndrew confirmed that no submission waivers are being requested.

Mr. Gray was next to testify. He confirmed that the applicant has secured a Certificate of Filing from the Pinelands Commission allowing for the demolition of the dwelling. The lot currently is 34,000sf; which is 0.78 acres, with 181+ linear feet of frontage and 140+ feet of depth. In the RHO Zone, 7,000sf is the minimum lot size. The proposed subdivision Lot A is to be 13,609sf, and Lot B will be 19,503 square feet. These lots meet all zone district requirements, so no bulk variances are required.

Chairman Hartwig asked if the existing sheds will be removed, and Mr. Gray responded yes.

Mr. McAndrew added the applicant will add sidewalks to the front yard of each lot. Mr. Noll commented there is only one other lot between these and Main Street.

Mr. Gray continued that an existing chain link fence is located in a gore; which is basically a gap/separation between two lots where the surveys do not match. Chairman Hartwig asked if the applicant would be willing to remove this chain link fence if no one claimed ownership, to which Mr. Gray responded yes if on the applicant's property.

Mr. Giacobbe was next to testify. He is a builder who is known for historic renovations. He shared several photos that show the existing dwelling is isolated and not in a row with the other dwellings on Chapel Avenue. Directly across the street is Harriett's Oil Service, a commercial property. Mr. Giacobbe's stated his original intent was to restore the dwelling, but he discovered major structural defects; including two thirds of the house has no foundation, plus there is significant termite damage. In addition, in several of the rooms the ceilings are only 5' to 7' high. The cellar is only three feet deep, and takes on a significant amount of water. The layout of the house is rather choppy, the result of multiple additions that were add-ons when former owners needed more space. He continued that the existing house is close to the roadway and does not conform to the zone district requirements. It is his intent to build one new single family dwelling on each lot; and the new houses will be more conforming in terms of setbacks and coverages, and the architecture will be historically representative with front porches, and window and roof profiles.

Mr. Noll referred to his June 14, 2022 review letter, which contained several technical comments. The only items not covered in the testimony was a comment to show the water and sewer connections on the plans; and to have the subdivision filed by deed if approved by the Board. The applicant agreed to both.

Mrs. Taylor concurs that the existing dwelling is by itself. She commented that the current dwelling has a relatively simple design, and she is supportive of the applicant's testimony, which covered the comments in her review letter. As a part of the Medford Village historical study of 1980, the dwelling was classified as a type 1A, a workman's Victorian house similar to those on Trimble Street. She recommended that the applicant photo document the exterior of the dwelling so that it can be replicated in the architectural elevations to be approved by the Board when the applicant returns for the Certificate of Appropriateness.

PUBLIC:

John Merefield – 18 Chapel Avenue. Mr. Merefield resides two houses to the east. He agrees that the house should be demolished. He stated that the neighbor put up the chain link fence. He is concerned that the Township installed a drain and catch basin to a ditch because of the runoff; so he wants to insure that the new dwellings will not affect the drain. He also asked if the lot was checked for contamination. Mr. Merefield also noted that #12 Chapel has no off-street parking, and the residents are currently parking their vehicles on the empty lot. There is no room to park along Chapel Avenue, and he does not want to see on-street parking.

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

In response to Mr. Merefield's testimony, Mr. Noll replied that he is required to approve the drainage and a grading plan prior to issuance of construction permits; that any contamination from Harriett's ran towards the creek; and #12 Chapel is required to provide two parking spaces for the residents.

Mayor Watson added that he will ask the Twp. Manager to have staff look into designating a No Parking zone along Chapel Avenue.

Mr. Perks asked the applicant of his intent about the trees on the lot. Mr. Giacobbe stated there is only one dead tree on the lot that will need to be removed at this time. Chairman Hartwig suggested a condition that no trees can be removed until the architectural plans are approved by the Board.

Mayor Watson made a motion to approve the application for a minor subdivision as proposed and the Certificate of Appropriateness, with the following conditions: (1) the sheds will be removed; (2) the chain link fence removed; (3) no trees to be removed except the one dead tree; and (4) the exterior is photo-documented. Ms. Herman seconded the motion.

Recorded Vote:

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

The Board took a brief 5 minute recess at 7:57 pm; and the meeting resumed at 8:05 pm

Eagle Auto Body, 301/7, 7.02, 35 Fostertown Road, SPR-5753AF

Applicant is seeking Amended Preliminary & Final Site Plan for proposed auto detail with on-site car storage inside. Zone: PI

SWORN: Dominic Favarai, Esq.
David Sadusky, Owner
John Kornick, PP & PE
Michael Sabatino, Tenant-Auto Bella

*****Ms. Bielec & Ms. Kornick recused themselves from this application***

Mr. Favarai opened the testimony opened the testimony referring to the Submission Waivers requested by the applicant. In Mr. Noll's review letter dated June 16, 2022, he recommended approval, as most were approved from the prior application or not necessary.

Mr. Braatz made a motion to approve the submission waivers. Ms. Herman seconded. The Board vote was 5-0 in favor. (Braatz, Hartwig, Herman, Watson, Perks)

Mr. Favarai continued the testimony by detailing the Board's September 2020 approvals on this site for a landscaping business. No actual site work commenced after the approvals were granted. A new applicant is now seeking approval to utilize the site for automobile storage and auto-detailing. No auto body work will be conducted at the site. The only change requested on the approved site plan will be the removal of the storage bins, to be replaced with a 60' x 30' garage to operate the auto-detailing business.

Mr. Sabatino was next to testify. He described how the auto-detailing business would operate in the 60' x 30' garage. All water used will be collected in catch basins, and the gray water will be removed by a professional company. Storage of any exotic cars worked on will be in the larger building. There will be no outdoor storage of any vehicles. Hours will be Monday thru Friday from 9:00 am – 5:00 pm. Vehicles to be detailed will be transported by enclosed trailers.

Board members had extensive discussions how the original design of the approved main building differed from the renderings; especially the color palette. The new color scheme of the building was selected by Mr. Sadusky, who intends to reside in the 2nd story apartment, which was approved in the original application. There were no floor plans submitted with the application for the Board's review. It was mutually agreed that the applicant could continue with their presentation, but the Board would not vote on the application until the receipt of floor plans and exterior color renderings.

Mr. Kornick was next to testify. He confirmed that the subdivision approved with the original application was approved and filed. He continued that the larger building will have the exact same floor plan, and the site plan only amended to replace the material storage bins with the new proposed garage. After the original approvals, the project had achieved Resolution compliance with the Board professionals on the fence, landscaping, and colors. The driveway needs to remain for

larger trailers with multi-vehicles (a WD-50 classification) used for vehicle delivery only. The same approved trash enclosure will remain.

Chairman Hartwig asked if the applicant will agree to comply with all prior board approvals and conditions. Mr. Favarai responded yes. Mr. Favarai reiterated that there is to be no outdoor storage. What was shown on the proposed site plan as outdoor storage should be re-labeled as a stone circulation area.

Mr. Noll referred to his June 16, 2022 review letter. He confirmed that the gray water is not going into the septic system. He also confirmed that the subdivision was filed with the required Right-of-Way dedication. The traffic study from the original application still applies, and the Phase II Environmental studies were acceptable. He will need to conduct a night light test before final approvals are needed. And a Design Waiver is needed for the stone circulation area in lieu of a paved area per Section 520 (H)1 of the Land Development Ordinances.

Mrs. Taylor commented that the loft on the 2nd story was to be for storage and temporary sleeping quarters per the original approvals. She also recommended that floor plans be submitted, along with color palette renderings to her and Mr. Taylor before the next meeting so they would be prepared with review comments. Mrs. Taylor and Mr. Favarai agreed that any signage will comply with the sign ordinance.

PUBLIC:

John Ricketts – 4 Reeves Station Road. He questioned the HVAC systems and asked if fumes will be released from either building. He also asked if the garage doors will be open or closed at the garage for the detailing business, as the vacuums could generate excessive, continuous noise. He also asked about site lighting, and if there would be any rental or courtesy cars stored on the lot.

Michael Sadusky – 4 Bearhead Road. He has been a resident since 1976, and owned Eagle Auto Body for 33 years. He stated his brother David has given 100% to every project he is involved in, and operates “by the book.” David realizes that by living in an industrial area he will give up some features, but will follow all approvals granted. Mr. Sadusky concluded by stating that if the Board is inclined to have the building a darker color, they should consider that the pigments will fade over time.

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

Chairman Hartwig stated the application will be continued to the July 2022 meeting to allow the applicant to work on the color scheme renderings and floor plans for the Board’s consideration.

GENERAL PUBLIC: None present.

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

ADJOURNMENT:

Ms. Herman made a motion to adjourn the June 22, 2022 Planning Board Regular Meeting at 9:17 pm. Mr. Braatz seconded. A unanimous voice vote in favor carried the motion.



Beth Portocalis, Recording Secretary



Kimberly Moore, Planning Board Secretary