

**MEDFORD TOWNSHIP PLANNING BOARD MEETING**  
**March 24, 2021--7:00 pm**  
**Public Safety Building, 91 Union St. & Zoom on-line Conference**

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

Chairman Hartwig announced that Mr. Perks will sit as a regular Board member in Ms. Herman's absence.

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**MINUTES:**

January 27, 2021 Executive Meeting Minutes – Mayor Watson made a motion to adopt the minutes. Ms. Bielec seconded the motion. A voice vote of all other Board members in favor of adoption was unanimous.

January 27, 2021 Regular Meeting Minutes – Mayor Watson made a motion to adopt the minutes. Ms. Bielec seconded the motion. A voice vote of all other Board members in favor of adoption was unanimous.

**CORRESPONDENCE:**

Chairman Hartwig announced that the Board Secretary emailed information about the Burlington County guidelines for recycling and asked the Board members to email Mrs. Moore when they have reviewed the information.

**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.

**APPLICATIONS/OFFICIAL ACTIONS:**

Chairman Hartwig announced that there were a number of referrals from the Township Council and asked the Board Solicitor to remind the Board & public of the standards of review concerning the review of these referrals.

Mr. Drollas summarized that matters which come to the Planning Board at the recommendation of the Governing Body is a requirement of the redevelopment process to determine if they are consistent with the Master Plan and consistent with the goals that the Governing Body is trying to achieve.

**The review of the new DEP Stormwater control regulation for the non-pinelands area of Medford Township.**

Mr. Noll gave a brief summary of the stormwater control regulations and explained that we are required to adopt new regulations for stormwater management as the New Jersey Department of Environmental Protection has adopted new stormwater control regulations at N.J.A.C. 7:8 effective March 2, 2021 and has required all municipalities in New Jersey to adopt ordinance(s) incorporating the new stormwater regulations.

**PUBLIC:**

Kayley Kloss – 89 Fostertown Road (zoom). Asked how they can be assured that homeowner’s wells won’t be contaminated.

Mr.Noll stated that he does not anticipate contamination of the wells within the stormwater practices.

Mayor Watson made a motion that Ordinance 2021-1 is consistent with the Master Plan. Ms. Bielec seconded the motion.

Recorded Vote:

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

**The review of the setbacks established for accessory uses and amending the Arc Wheeler (Autumn Park at Medford) and the Tofamo (Timber Ridge at Medford redevelopment plans.**

Mr. Taylor explained that while going through the process for redevelopment of the Tofamo (Timber Ridge at Medford) & Arc Wheeler (Autumn Park at Medford) projects that both of these were handled as part of the Township’s court mandated affordable housing Master Plan & housing plan amendments. Those areas were identified as areas in need of redevelopment in 2017. Subsequently, redevelopment plans were adopted that modified the zoning to effectuate the court mandated affordable housing. In working through that process there were certain accessory uses including fences & pools that were listed as permitted uses however no setbacks were established in the redevelopment plan. As those areas were starting to get built, homeowners were inquiring about permits for fences and pools. This is a cleanup issue to provide some standards that closely match the Townships current standards relative to those setbacks and both are consistent with the Master Plan.

**PUBLIC: NONE**

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

Mayor Watson made a motion that Ordinance 2021-3 is consistent with the Master Plan. Ms. Bielec seconded the motion.

Recorded Vote:

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

Mayor Watson made a motion that Ordinance 2021-4 is consistent with the Master Plan. Ms. Bielec seconded the motion.

Recorded Vote:

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

**The review of the Flying W redevelopment plan, prepared by Taylor Design Group dated March 15, 2021 that was referred to the Planning Board to determine if it is consistent with the Master Plan.**

Mr. Taylor explained that Medford Township has utilized the redevelopment process under NJ Redevelopment Housing Law to effectuate some of its court mandated affordable housing obligations. This redevelopment plan was introduced by Ordinance and referred by Township Council to the Planning Board to determine that it is consistent with the Master Plan.

In 2017 the Governing body passed a resolution asking the Planning Board to undertake a preliminary investigation to determine if the Flying W, identified as Block 303 Lots 1, 3 & 4 and Block 301, Lot 5.01 meets the statutory criteria to be considered as an area in need of redevelopment without condemnation. The Planning Board determined that the parcel did meet the criteria as an area in need of redevelopment and was designated as such by Township Council. Subsequent to that designation the landowner of the Flying W approached the Township for the possibility of being considered one of the affordable housing opportunities within Medford to help meet the court mandated affordable housing obligation.

The redevelopment plan before you is the next step in the process and is intended to be consistent & effectuate the Township's housing element and Fair Share plan that was adopted in 2017 & amended in 2020.

The plan consists of 90 affordable apartment family units and 290 single family & townhouse units that will be age restricted housing. The plan is designed to provide on-site recreation both indoor and outdoor and preservation of open space within these sites. The project will have to comply with the Township sidewalk ordinances & address the Township's complete streets policy. This redevelopment plan is done entirely to let the Township meet court mandated affordable housing requirements. This plan is not only consistent with the Master Plan but it is designed to effectuate the Master Plan.

Chairman Hartwig reiterated that the matter before the board tonight is to determine if this redevelopment plan is consistent with Medford Township's Master Plan. He asked the public to keep their comments about the redevelopment plan being consistent with the Master Plan.

**PUBLIC:**

Bruce Goldman – 9 Baydon Way (in person)

Wanted to know if Taylor Design Group prepared this plan and who they represent. Commented that transportation should be addressed, no deceleration lanes, there is no reference of recreation or community sites, no trails back to Kirby's, no trails linking back to the Rancocas, no sidewalks to the ballfield. This plan hasn't been looked at since 2017 and he hopes that the Planning Board will consider and think about these issues. Essentially, you're approving "housing islands". It was done at the two Hartford Road projects.

Mr. Taylor responded that they are the appointed Planners to Medford Township & the Planning Board. This process & these documents are products of Medford Township. Mr. Taylor then went through the redevelopment schedule phases.

Kevin Sparkman – 128 Bracken Road (in person)

Raised concern on how Medford residents are going to subsidize this project and hope the residents have the opportunity to gain a better understanding of what that means as the process moves forward. Also commented on the "housing islands" and hopes it is addressed. Anybody who has walked, or biked down Fostertown Road knows that intersection is a hazard. Cars are going 60mph down Church Road and this development is only going to complicate that.

Mr. Taylor responded in terms of turn lanes, this is a zoning issue and the Township doesn't decide on turn lanes. These issues and connectivity are addressed by the Engineer and Planning Board through a site plan application. We are in the process of updating the OSRP and anticipate that some of the larger scale of connectivity and complete streets issues will be addressed.

Jonathan Reuther – 26 Bretshire Court (in person)

He read a statement from the traffic circulation plan from 1995. That statement illustrates why a bicycle or pedestrian circulation plan is needed. The plan for OSRP should be moved forward before developments occur. Fostertown Road has no shoulder or sidewalks and there is not a lot of traffic now but after the housing, it is going to have a lot of traffic. He encourages the Planning Board and Planner to think more about these issues and the impact to current and future residents.

Mr. Taylor advised that all these things were talked about at great lengths working with the developer trying to balance minimizing the number of units but maximizing on site recreation and connectivity. Bicycle and pedestrian access is important in these neighborhoods that is why it's been added to the OSRP.

Luis Monoyios (zoom)

Questioned the age restriction and the number of units, about 300 is a lot of traffic going down Fostertown Road. The consideration of number of units needs to be looked at very closely because of the amount of traffic it will create. The Township is not going to have all the people you think you're going to have buying houses in the middle of nowhere.

Mr. Taylor stated that the age restriction limit is based on the federal fair share housing and is consistent with the Municipal Ordinance and similar to all other age restricted communities in the township.

Chris Sciollo (zoom)

Asked if any other properties in Medford were under consideration for this particular 90 affordable units.

Mr. Taylor responded that there was nothing he was aware of.

Vice Chairman Juliano wanted to comment to the public to clarify that this is not low income housing, this is affordable housing mandated by the State that we have to comply with as do other towns.

Kayley Kloss – 89 Fostertown Road (zoom)

Asked how Medford Township and the developer will discuss with Lumberton if there are any alterations to be done to the road and the 50mph speeds and since her property butts up to this property, will they be assured that there will be some type of privacy fence or tree lines and no erosion or trespassing because they have concerns with their expensive horses and the construction.

Mr. Taylor replied that Medford Township has talked with Lumberton through the redevelopment process and communication will continue with Lumberton. She will get notice from the 200' list to speak at the Planning Board when a site plan application is submitted.

Brian Bucchi – lives on Fostertown Road (zoom)

Mr Bucchi had comments about affordable housing and the impact it would have on his property and his neighbors.

Mr. Taylor said this was not Section 8 housing, there are income requirements. Only 90 units are affordable and the rest will be a mix of senior units.

Patty Mains (zoom)

Asked what happens after 2025 when the Township fulfills their obligation to meet affordable housing and does the fact that we're building now if any are not affordable housing will that increase our obligation for affordable housing.

Mr. Taylor responded that the projects being built now do have some connection to the Township's affordable housing plan and what the State and/or courts may do in the future with affordable housing, we don't know.

Earl Stahl – 25 Fostertown Road (zoom)

He fully supports the redevelopment plan, is fully aware of COAH and the requirements of the fair share housing settlement agreement and thinks it's a fabulous plan.

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

Chairman Hartwig wanted to take a brief moment to comment on the public's comments. He appreciates the public showing up and commenting at Planning Board meetings and encourages them to continue to do so. The Planning Board has had 14 public hearings for redevelopment related to court ordered housing in the town. We've discussed master plans and their impact, we've had public hearings and had public comments. We hear your complaints and ask that you also share your statements with your state officials as these are state mandated plans.

Ms. Kornick asked if she should recuse herself from the vote because of her relationship with the Flying W.

Chairman Hartwig announced that Mr. Devlin will vote in place of Ms. Kornick on the Flying W redevelopment plan.

Mayor Watson made a motion that the Flying W redevelopment plan prepared by Taylor Design Group dated March 15, 2021 is consistent with the Master Plan. Ms. Bielec seconded the motion.

Recorded Vote:

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

**MEMORIALIZATIONS:**

**Memorialization of resolution #7-2021 approving the adoption of the Medford Township stormwater ordinance 2021-1 adopting the new DEP stormwater control regulations for the non-pinelands area of Medford Township.**

Mayor Watson made the motion to memorialize Resolution 7-2021. Ms. Bielec seconded the motion.

Recorded Vote:

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

**Memorialization of resolution #8-2021 reviewing and recommending adoption of the ordinance establishing setbacks for accessory uses and amending the Arc Wheeler (Autumn Park at Medford) redevelopment plan.**

Mayor Watson made the motion to memorialize Resolution 8-2021. Ms. Bielec seconded the motion.

Recorded Vote:

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

**Memorialization of resolution #9-2021 reviewing and recommending adoption of the ordinance establishing setbacks for accessory uses and amending the Tofamo (Timber Ridge at Medford) redevelopment plan.**

Mayor Watson made the motion to memorialize Resolution 9-2021. Ms. Bielec seconded the motion.

Recorded Vote:

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

**Memorialization of resolution #10-2021 reviewing and approving the redevelopment plan for the Flying W affordable housing project and referring back to Township Council for adoption.**

Mayor Watson made the motion to memorialize Resolution 10-2021. Ms. Bielec seconded the motion.

Recorded Vote:

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

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

**Memorialization of resolution #11-2021 approving Minor Site Plan to install a drive up ATM island in the parking lot of the Medford Center Shopping Center.**

Mayor Watson made the motion to memorialize Resolution 11-2021. Ms. Bielec seconded the motion.

Recorded Vote:

Ayes: Bielec, Czekay, Kornick, Ross, Watson, Perks, Juliano, Hartwig  
Nays: None  
Abstentions: None  
Motion carried: 8- 0 – 0

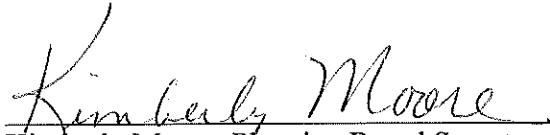


**GENERAL PUBLIC: NONE**

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

**ADJOURNMENT:**

Councilman Czekay made a motion to adjourn the March 24, 2021 Planning Board Meeting at 8:50 pm. Vice Chairman Juliano seconded the motion. A unanimous voice vote carried the motion.

  
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Kimberly Moore, Planning Board Secretary