

MEDFORD TOWNSHIP PLANNING BOARD MEETING

May 25, 2022 @ 7:00 p.m.

Public Safety Building-91 Union Street

Mr. 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: Braatz, Czekay, Hartwig, Herman, Juliano, Ross, Watson, Devlin, Perks
Absent: Bielec, Kornick
Professional Staff: Attorney Anthony Drollas, Planner Scott Taylor, Secretary Kimberly Moore, Recording Secretary Beth Portocalis

EXECUTIVE SESSION: None

MINUTES: April 27, 2022 Regular Meeting Minutes – Mayor Watson made a motion to adopt the meeting minutes. Deputy Mayor Czekay seconded the motion. Mr. Braatz, Mr. Ross, Mr. Perks and Mr. Devlin abstained. A voice vote of the remaining Board members in favor of adoption was unanimous.

CORRESPONDENCE: Mayor Watson congratulated Chairman Hartwig on his 50th wedding anniversary.

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:

Consideration of Resolution reviewing Council Ordinance #2022-6 amending the Taunton and Tuckerton Redevelopment Area Plan for the size of indoor active recreational uses.

Mr. Taylor addressed the Board to briefly summarize the Taunton & Tuckerton Redevelopment Area Plan, which was adopted by the Board and the Council in 2020.

In the approved plan on page 21, gyms and indoor fitness centers are limited in size to 6,000 square feet. Mr. Taylor explained that this was an ordinary and customary zoning limitation to prohibit oversized gyms and racquet clubs. The proposed change would increase the maximum size of gyms and fitness centers to 9,000 square feet. Mr. Taylor described this as relatively minor.

The owners of the Village at Taunton Forge Shopping Center have a prospective tenant, Anytime Fitness, to lease and occupy the former Rite Aid space next to the liquor store, which is 8,800 square feet.

As Mr. Taylor detailed, this will not result in any added building square footage, impervious coverage, parking space requirements or tree removal.

The Council has approved an Ordinance recommending this change at their meeting last night.

Mr. Taylor concluded that this change advances the same goals and encourages economic development in existing, available commercial space.

PUBLIC: No one from the public was present to speak.
Mayor Watson made a motion to close the portion. Ms. Herman seconded the motion.

Mr. Drollas had prepared a draft Resolution to Memorialize the Council's recommendation. Board members had no additional questions or comments.

MEMORIALIZATION:

Vice Chairman Juliano made a motion to memorialize Planning Board Resolution #10-2022 reviewing and recommending the adoption of Council Ordinance #2022-6 amending the Taunton and Tuckerton Redevelopment Plan for consistency with the Master Plan and referring same to Medford Township Council for consideration and adoption. Ms. Herman seconded.

Recorded Vote:

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

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:

Deputy Mayor Czekay made a motion to adjourn the May 25, 2022 Planning Board Regular Meeting at 7:13 pm. Mr. Braatz seconded. A unanimous voice vote in favor carried the motion.



Beth Portocalis, Recording Secretary



Kimberly Moore, Planning Board Secretary