

MEDFORD TOWNSHIP PLANNING BOARD MEETING

April 27, 2022 @ 7:00 p.m.

Public Safety Building-91 Union Street

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: Czekay, Hartwig, Herman, Juliano, Kornick, Watson
Absent: Bielec, Braatz, Ross, Perks, Devlin
Professional Staff: Attorney Anthony Drollas, Secretary Kimberly Moore

EXECUTIVE SESSION: None

MINUTES:

February 23, 2022 Regular Meeting Minutes – Mayor Watson made a motion to adopt the Regular Meeting minutes. Deputy Mayor Czekay seconded the motion. 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

REVIEW AND RECOMMENDATION OF PLANNED PUBLIC PROJECTS:

Chairman Hartwig announced that there were two official actions for the Board to consider; Lenape Regional High School and Burlington County Institute of Technology. He reminded the Board members that the Boards of Education are not legally required to submit capital plans to the Planning Board however it is suggested that they voluntarily refer their capital projects to the Planning Board to review for consistency with the Land Use Elements of the Medford Township Master Plan. He further explained that the Board can only give non-binding suggestions based on their expertise in reviewing land use applications. Chairman Hartwig thanked both Boards of Education for voluntarily appearing before the Planning Board and expressed the Boards appreciation for seeking out their input on these projects.

Lenape Regional High School, 201/1.01 & 6.01, Turf Replacement

Joseph Gray from CME Associates, formerly Guzzi Engineering introduced himself appearing on behalf of Lenape Regional High School district. Mr. Gray explained that they are proposing to remove the grass within the entire football field and replace with a synthetic turf. They will also be raising the “D” zone and preserve the Lenape Bush at the other end of the field that was an Eagle Scout project by a former student. They will erect a landscape wall around the bush to protect it during construction. There will be underdrains installed under the entire field that will catch the runoff water that would normally run off of the field which will now seep into the field

into the new drains and the water will drain in the same path as it did prior although it will drain slightly quicker. Mr. Gray reviewed the Medford Township Master Plan and it was his opinion that the project will meet goal #1-enhance and protect the prevailing quality of life existing in Medford Township, including security, education, recreation, housing and employment. And goal #4-protect environmentally sensitive lands as well as key natural resources, such as watersheds, forests, grasslands and habitats; and open space and agricultural lands. Mr. Gray explained that the transition from natural grass to turf will help reduce the damage caused to the field by athletic events and will allow a more intensive use to the field without damaging it. Also, with the grass being synthetic there is no need for fertilizer. The removal of additional loads of fertilization will help the surrounding environment protecting the natural watershed and habitats of wildlife around the field.

Chairman Hartwig asked is there was any new lighting or structures proposed with the project. Mr. Gray confirmed that there will not be any new structures or increase to the impervious coverage.

Vice Chairman Juliano asked if the school was getting new goal posts. Mr. Gray commented that the existing goal posts will be removed and replaced with new ones but the school is saving the old ones for practice fields.

Ms. Kornick asked if the bush was elevated. Mr. Gray said the bush is sloped on an angle and slightly elevated.

Ms. Herman asked if the other schools have turf and if the material was newer and better. Mr. Gray said that the product lasts roughly 10 years therefore it would need to be replaced or refurbished at that time.

Chairman Hartwig asked about the color scheme. Mr. Gray said the turf would be green with a Lenape logo that is undecided at this time.

PUBLIC: None

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

Chairman Hartwig added that in the interest of time the Board could vote on the Resolution that the project is consistent with the Medford Township Master Plan.

Mayor Watson made the motion to approve Resolution 9-2022 in review of the non-binding recommendations for the turf field of the Lenape High School. Ms. Herman seconded.

Recorded Vote:

Ayes:	Czekay, Hartwig, Herman, Juliano, Kornick, Watson
Nays:	None
Abstentions:	None
Motion carried:	6 - 0 - 0

Burlington County Institute of Technology/BCIT Green Technology Building Addition & Alterations

Chairman Hartwig announced that BCIT is pursuing grants to add improvements to its Green Technology Building.

Andrew Willmott Business Administrator/Board Secretary for the Burlington County Institute of Technology introduced himself as well as Larry Uher from Netta Architects.

Mr. Uher briefly went over the project. They are proposing a small addition in the rear of the building consisting of a 15' addition that will wrap around the rear of the building for additional program space for the district's welding and HVAC program. The addition will be on an existing paved area so there is no additional impervious surface therefore there is no stormwater issues. They will keep the materials the same type and color that exists; beige type brick.

Mr. Willmott added that the project has not yet been approved so there is a possibility they will not get approval.

Chairman Hartwig asked if there was any demolition within the project.

Mr. Uher explained that they will be demolishing the exterior wall of the building then extending the footprint of the building by 15'.

Mayor Watson asked if the existing asphalt area will be impacted for vehicles.

Mr. Uher stated that there will still be enough room for vehicles to get through and there would be no increase to impervious area.

Chairman Hartwig asked if there was any additional signage or lighting.

Mr. Uher confirmed there was none.

Ms. Kornick asked what the existing area was used for.

Mr. Uher explained that it was the welding and HVAC program area and the proposed work is to give them more room.

Chairman Hartwig asked about the extent of the renovations.

Mr. Uher said it is an open structure and will have new lights, new heating system, repaint, move equipment around, it will look like a refurbished welding and HVAC shop. Its one of the school's busiest programs which is why they are trying to expand the building.

Chairman Hartwig asked if there were any additional questions or comments from the Board.
There were none.

PUBLIC: None

Chairman Hartwig stated there was no one from the public in the room.

Vice Chairman Juliano made the motion to approve Resolution #8-2022 for the BCIT Medford campus improvements. Ms. Herman seconded.

Recorded Vote:

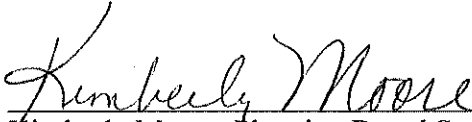
Ayes:	Czekay, Hartwig, Herman, Juliano, Kornick, Watson
Nays:	None
Abstentions:	None
Motion carried:	6 - 0 - 0

GENERAL PUBLIC: None present.

Mayor Watson made a motion to close the Public Portion. Vice Chairman Juliano seconded. The voice vote was unanimous in favor.

ADJOURNMENT:

Deputy Mayor Czekay made a motion to adjourn the April 27, 2022 Planning Board Regular Meeting at 7:26 pm. Ms. Herman seconded. A unanimous voice vote in favor carried the motion.



Kimberly Moore, Planning Board Secretary