

# MEDFORD TOWNSHIP PLANNING BOARD MEETING

January 25, 2023 @ 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: Bielec, Czekay, Hartwig, Kornick, Perks, Watson, Devlin, Anepete  
Absent: Braatz, Juliano, Ross  
Professional Staff: Attorney Anthony Drollas, Engineer Christopher Noll, Planner Scott Taylor, Secretary Kimberly Moore, Recording Secretary Beth Portocalis

---

Chairman Hartwig welcomed back the re-appointed Board members and new Alternate II member Vittorio Anepete, who were then sworn in by Board Attorney Anthony Drollas.

### EXECUTIVE SESSION:

Chairman Hartwig called for an Executive Session at 7:05 pm. Mayor Watson made the motion. Councilman Czekay seconded. The voice vote was unanimous.

The Regular meeting re-convened at 7:15 pm.

## RE-ORGANIZATION

### NOMINATION & ELECTION OF CHAIRPERSON

Ms. Bielec nominated Mr. Hartwig. Mayor Watson seconded. Mayor Watson made a motion to close the nominations. Ms. Bielec seconded.

#### Recorded Vote:

Ayes: Bielec, Czekay, Hartwig, Perks, Watson, Devlin, Anepete  
Nays: None  
Abstentions: None  
Motion carried: 7 - 0 - 0

### NOMINATION & ELECTION OF VICE-CHAIRPERSON

Ms. Bielec nominated Mr. Juliano. Mayor Watson seconded. Mayor Watson made a motion to close the nominations. Ms. Bielec seconded.

#### Recorded Vote:

Ayes: Bielec, Czekay, Hartwig, Perks, Watson, Devlin, Anepete  
Nays: None  
Abstentions: None  
Motion carried: 7 - 0 - 0

**COURTESY REVIEW – MEDFORD TOWNSHIP FIRE DEPARTMENT-PROPOSED “SMOKEY BEAR” FIRE HAZARD SIGN LOCATED AT 631B GRAVELLY HOLLOW ROAD.**

Fire & EMS Chief Dovi was present to make the presentation. Mr. Taylor explained that under the Land Development Ordinance Section 526 (J) 6; signs on municipal property for local government use are exempt from permit requirements.

Chief Dovi had submitted a cover letter, two photographs of the proposed sign--one including the sign dimensions, the property site plan, an aerial showing where the sign will be located, and several photographs of the driveway and from each direction on Gravelly Hollow Road to demonstrate it will not be in any sight triangle. He explained the Smokey Bear sign was provided by and is the same one used by the NJ Forest Fire Service to alert current fire hazard/danger conditions as community outreach for their wildfire plan. It will be located on the eastbound side of the building on the Township parcel and set back 12 feet from the edge of the roadway. There is an 84 feet sight line, which Mr. Noll found acceptable. There will not be any lighting for the sign. He stated the property owner next door has no objections. The Pinelands Commission also has no objections.

Mr. Taylor had no additional comments.

Board members had no questions. Mr. Drollas explained that being a courtesy review, no roll call vote was required.

Ms. Bielec made a consent motion to approve the sign in the location proposed. Mayor Watson seconded. The voice vote was unanimous in favor.

Chief Dovi thanked the Board for their time and consideration.

**APPOINTMENT OF PLANNING BOARD ATTORNEY – Anthony Drollas, Esq., of Malamet & Associates**

**APPOINTMENT OF PLANNING BOARD ENGINEER – Christopher Noll, PE, PP of Environmental Resolutions, Inc.**

**APPOINTMENT OF PLANNING BOARD PLANNER- Scott Taylor, PP of Taylor Design Group**

**APPOINTMENT OF PLANNING BOARD SECRETARY – Kimberly Moore**

**APPOINTMENT OF PLANNING BOARD RECORDING SECRETARY – Beth Portocalis**

**ESTABLISH 2023 MEETING DATES**



**DESIGNATE OFFICIAL NEWSPAPER – Burlington County Times; Alternate Central Record**

Ms. Bielec made a motion to approve the above Resolutions by consent vote. Mayor Watson seconded.

Recorded Vote:

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

**MEMORIALIZATIONS:**

**Resolution #1-2023 -- APPOINTMENT OF PLANNING BOARD ATTORNEY – Anthony Drollas, Esq., of Malamet & Associates**

**Resolution #2-2023 -- APPOINTMENT OF PLANNING BOARD ENGINEER – Christopher Noll, PE, PP of Environmental Resolutions, Inc.**

**Resolution #3-2023 -- APPOINTMENT OF PLANNING BOARD PLANNER- Scott Taylor, PP of Taylor Design Group**

**Resolution #4 – 2023 -- ESTABLISH 2023 MEETING DATES**

**Resolution #5 – 2023 - DESIGNATE OFFICIAL NEWSPAPER-Burlington County Times; Alternate Central Record**

Ms. Bielec made a motion to memorialize the above Resolutions by consent vote. Mayor Watson seconded.

Recorded Vote:

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

**Resolution #6-2023 – Recommending Adoption of an Ordinance by the Township Council to Amend the Redevelopment Plan for the Taunton & Tuckerton Redevelopment Area.**

Ms. Bielec made a motion to memorialize the above Resolutions by consent vote. Mr. Devlin seconded.

Recorded Vote:

Ayes: Bielec, Hartwig, Perks, Devlin,  
Nays: None  
Abstentions: Anepete, Czekay, Kornick, Watson  
Motion carried: 4 - 0 - 0

**REGULAR MEETING**

**MINUTES:**

December 28, 2022 Regular Meeting Minutes – Ms. Bielec made a motion to adopt the Regular Meeting minutes as corrected. Mr. Perks seconded the motion. Councilman Czekay, Ms. Kornick, Mayor Watson & Mr. Anepete abstained. A voice vote of the other Board members in favor of adoption was unanimous.

December 28, 2022 Executive Session Minutes – Ms. Bielec made a motion to adopt the Executive Session minutes. Mr. Perks seconded the motion. Councilman Czekay, Ms. Kornick, Mayor Watson & Mr. Anepete abstained. A voice vote of the 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 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

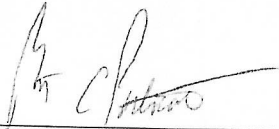
**APPLICATIONS:** None

**GENERAL PUBLIC:** No one was present from the public.

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

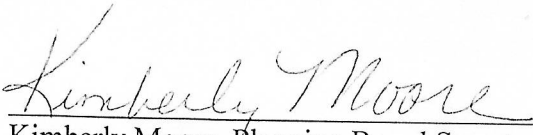
**ADJOURNMENT:**

Councilman Czekay made a motion to adjourn the January 25, 2023 Planning Board Re-Organization and Regular Meeting at 7:34 pm. Mayor Watson seconded. A unanimous voice vote in favor carried the motion.



---

Beth Portocalis, Recording Secretary



---

Kimberly Moore, Planning Board Secretary