

## MEDFORD TOWNSHIP PLANNING BOARD MEETING

May 24, 2023 @ 7:00 p.m.

Public Safety Building-91 Union Street

Ms. Kornick called the Planning Board Meeting to order at 7:02 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, Hartwig, Juliano, Kornick, Perks, Ross, Watson, Anepete  
Absent: Devlin  
Professional Staff: Attorney Anthony Drollas, Engineer Christopher Noll, Planner Michelle Taylor, Secretary Ann Bell, Recording Secretary Beth Portocalis

Mayor Watson & Chairman Hartwig both thanked Ms. Kornick for her dedicated service to the Planning Board, as well as to the Medford Township Board of Education, as this will be her last meeting due to her impending move out of state.

**EXECUTIVE SESSION:** Vice Chairman Juliano made a motion to go into Executive Session at the Chairman's request. Mayor Watson seconded. The Executive Session started at 7:06 pm. The regular meeting reconvened at 7:11 pm.

#### **MINUTES:** April 26, 2023 Regular Meeting Minutes

Mayor Watson made a motion to adopt the Regular Meeting minutes. Councilman Czekay seconded. Mr. Braatz, Mr. Ross and Mr. Anepete abstained. A voice vote of the other Board members in favor of adoption was unanimous.

**CORRESPONDENCE:** None

**REPORTS:** None

#### **APPLICATIONS/OFFICIAL ACTIONS:**

##### **Referrals from Township Council:**

##### **Consideration of Resolution reviewing and recommending adoption of Ordinance #2023-9 adopting "Redevelopment Plan- 17 North Main Street" for Block 1801 Lot 4 (former municipal building).**

Mrs. Taylor explained that this is a referral from the Township Council. The Plan dated May 16, 2023 and a photo illustration of the proposed building was distributed to each Board member. Mrs. Taylor pointed out on page 9 the Master Plan goals and objectives, and how this proposed project satisfies said goals; primarily economic vitality and how the project will foster investment through the strategic use of tax abatements. Mrs. Taylor continued her description of the site plan and elevation renderings on pages 12 & 13.

Mrs. Taylor concluded by stating that should the Planning Board approve the proposed Redevelopment Plan, the Board's recommendation goes back to the Council for final approval of the Plan. The redeveloper will be required to come back before the Planning Board for official approval of the Site Plan.

Chairman Hartwig reminded Board members that their vote would be if the proposed Redevelopment Plan is consistent with the Master Plan.

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

**Consideration of Resolution reviewing and recommending adoption of Ordinance #2023-10 "Amending Township Code, Land Development Regulations, Section 602 "Conditional Uses", Subsection 602.F, "Home Occupations".**

Mrs. Taylor explained the Master Plan in regards to Home Occupations, and the proposed Ordinance amending this section of the Land Development Ordinances will be clarified and simplified, especially since so many people are now working from home. In essence, if a resident working from home has no staff (other than other family who live in the home), no customers and no signage; this will be a permitted use.

Mayor Watson added that the genesis for the Ordinance was that working from home had technically required Zoning Board action to grant conditional use approval, so Council's intent with the revision was to permit working from home when there would be no impact on the neighborhood from staff and customer parking, deliveries, noise and signage among other issues.

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

**MEMORIALIZATIONS:**

Chairman Hartwig stated the vote would be a consent vote on the following three Resolutions:

- Resolution #10-2023 Appointing Ann Bell as Planning Board Secretary**
- Resolution #11-2023 Redevelopment Plan 17 North Main Street Ordinance 2023-09**
- Resolution #12-2023 Amending Home Occupation Land Development Regulation**

Mr. Braatz made a motion to memorialize the above Resolutions. Vice Chairman Juliano seconded.

Recorded Vote:

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

**Resolution #13-2023 Chabad in Medford, 1705/8, 74 South Main St, ZVE-1135**

Major Site Plan approval to construct an addition to the existing synagogue; and parking variance relief and a design waiver for the existing driveway. **Zone: HVC**

Mr. Perks made a motion to memorialize the above Resolution. Vice Chairman Juliano seconded.

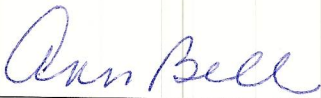
Recorded Vote:

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

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

**ADJOURNMENT:**

Ms. Kornick made a motion to adjourn the May 24, 2023 Planning Board Meeting at 7:26 pm. Councilman Czekay seconded. A unanimous voice vote in favor carried the motion.



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Ann Bell, Planning Board Secretary



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Beth Portocalis, Recording Secretary

