

MEDFORD TOWNSHIP PLANNING BOARD MEETING

December 20, 2023 @ 7:00 p.m.

Public Safety Building-91 Union Street

Chairman Hartwig called the Planning Board Meeting to order at 7:05 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, Juliano, Muckenfuss, Perks, Watson, Devlin, Anepete
Absent: Braatz, Ross
Professional Staff: Attorney Anthony Drollas, Engineer Christopher Noll, Planner Michelle Taylor, Secretary Ann Bell, Recording Secretary Beth Portocalis

Chairman Hartwig acknowledged Ms. Bielec, Councilman Czekay & Mr. Devlin for their service to the Board, as this will be their last meeting as appointed members.

EXECUTIVE SESSION: The Board adjourned the Regular meeting at 7:07 pm for an Executive Session. The Regular meeting resumed at 7:10 pm.

MINUTES: October 25, 2023 Regular Meeting Minutes

Mr. Muckenfuss made a motion to adopt the minutes. Vice Chairman Juliano seconded. A voice vote of the Board members in favor of adoption was unanimous.

CORRESPONDENCE: None

REPORTS:

Chairman Hartwig reported that insufficient escrow balances over 6 months would continue to be listed on the monthly agenda. He acknowledged that the list had grown to a total of ten (10), but some of the other escrow balances may never be collected, which is unfair to the professionals who are not compensated for services rendered. He thanked Ms. Bell and her staff for their continued efforts to collect the arrears.

MEMORIALIZATIONS: None

APPLICATIONS/OFFICIAL ACTIONS:

RGMG Holdings, LLC, 6 Chapel Ave., 2004/11, PBC-527A

Seeking Amended Minor Subdivision approval and a Certificate of Appropriateness for two single family dwellings approved per Planning Board Resolution #11-2022.

SWORN: Patrick McAndrew, Esq., Attorney
Anthony Giacobbe, Principal
Ian Toner, Architect

Mr. McAndrew opened the testimony by summarizing the application and prior approvals granted per Planning Board Resolution #11-2022. He updated the status of the project by stating that the original house has been demolished (with Pinelands Commission approvals), and that two lots were created by deed. At the time of the original application, it was agreed that the applicant would come back to the Board to seek a Certificate of Appropriateness once the lots were under contract with tentative architectural plans.

Mr. McAndrew confirmed that no submission waivers or variances are being requested with this new application.

He continued that in response to the review letters from the Board Engineer and the Board Planner, the applicant is agreeable to providing street trees and will accept a condition that the proposed front porches cannot be enclosed at any point in the future.

Mr. Toner was next to testify. He reviewed the proposed architectural plans of the dwellings, with detached garages in the rear. Each dwelling will be approximately 2,000sf to remain consistent with the neighborhood character. The front yard setbacks will align with neighboring properties.

The lot to the left (east) is deeper so the dwelling is somewhat larger and deeper. He explained the front porch designs, the upper story dormers to break up the roof lines, and each dwelling having a covered porch on the rear of the house. The windows will have divided light (mullions) as per older style windows that will be double hung and designed two over two as was done in older historic homes. He characterized the design as a "farmhouse look." One will be white with a dark roof and board on batten on the porch. The other will be a warm muted dark charcoal gray with wood trim and a gable roof. They were purposely designed to look different but will be complimentary in architectural design.

Mr. Noll asked for confirmation that the old chain link fence was removed in the rear, which was a condition of the original approvals. Mr. Giacobbe stated that he has confirmed that this fencing is not on either lot so he cannot remove it because it is not on his property. Mr. Noll also asked if the above ground tank had been removed by permit, and Mr. Giacobbe affirmed yes. Mr. Noll also asked if a decision had been made about the sidewalk, and Mr. Giacobbe stated he will install a sidewalk along the frontage of both lots.

Chairman Hartwig asked about the selective removal of dead and dying/diseased trees. Mr. Giacobbe stated he has only removed dead brush thus far. Chairman Hartwig asked if he would accept a condition to confirm any trees to be removed by an inspection by the Board Planner, and Mr. Giacobbe agreed.

Mrs. Taylor commented that the architectural designs are appropriate for the time frame the original dwelling was built; and she appreciated the architect incorporating the comments in her review letter into these plans. She opined that the proposed dwellings would be an improvement to the street and much better than the disjointed dwelling that had been on the lot.

PUBLIC: No one from the public spoke.

Mayor Watson made a motion to close the public portion. Mr. Muckenfuss seconded. The voice vote in favor was unanimous.

Mayor Watson made a motion to approve the Certificates of Appropriateness, with the conditions to (1) add street trees; (2) add sidewalk along both property frontages; (3) remove any dead or diseased trees with the approval from the Board Planner; and (4) abide by all other conditions and recommendations contained in the Engineer's December 14, 2023 review letter and the Planner's October 22, 2023 review letter. Mr. Devlin seconded.

Recorded Vote:

Ayes: Bielec, Czekay, Hartwig, Juliano, Muckenfuss, Perks, Watson, Devlin, Anepete

Nays: None

Abstentions: None

Motion carried: 9 - 0 - 0

Jennings Commons, LLC, 5 Eayrestown Rd., 806/4.02, PBC-528

Minor Subdivision application for the Malvern School Day Care

SWORN: Patrick McAndrew, Esq., Attorney
Timothy Yingling, Owner/Managing Partner & Applicant

Mr. McAndrew opened the testimony by explaining that the Planning Board approved approximately 15 years ago a large subdivision; with the Malvern School parcel approved. The Malvern School is currently leasing the lot. The Malvern School now wishes to purchase the lot they are located on, so an approved subdivision plan from the Planning Board is required. Once approved, the subdivision plan will be filed by deed. Both Mr. Drollas and Mr. Noll will review the subdivision plan in advance prior to filing so that the Board's original approvals are adhered to. No new development is proposed.

Mrs. Taylor has no comments.

Mr. Noll referred to his December 5, 2023 review letter. He stated the proposed subdivision plan matches exactly to the plan previously approved. The lease line on the original plan will be the setback line. He noted that he will need to confirm the Right-Of-Way. He also recommended removing the condition that there be a connection to Route 70 per the original approvals. He stated it is not desirable, nor is it needed or wanted by the applicant.

PUBLIC: No one from the public spoke.

Mayor Watson made a motion to close the public portion. Mr. Perks seconded. The voice vote in favor was unanimous.

Mr. Muckenfuss made a motion to approve the Minor Subdivision Plan, with the conditions to (1) remove the original requirement to provide access to Route 70; (2) incorporate the right-of-way to be confirmed by the Board Engineer; and (3) the Board Attorney and Board Engineer will review and approve the final plan prior to filing for the deeds. Vice Chairman Juliano seconded.

Recorded Vote:

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

Fieldstone at Medford, LLC, 196-198 Old Marlton Pike, SPR-5766A

Amended Preliminary and Final Major Site Plan approval for two freestanding monument signs associated with the construction of a 10,000-sf day-care center and a 10,640-sf retail pad site.

SWORN: Patrick McAndrew, Esq., Attorney
Ahmad Tamous, PE, Bohler Engineering

Mr. McAndrew opened the testimony by reviewing the original application heard earlier this year (August & September 2023) approving a day care center and a retail pad site. As a part of that application, the monument sign details were not a part of the approvals, and the applicant opted to return to the Board at a later date.

There will be one monument sign at each of the two driveway entrances, as was approved by the Board. Mr. McAndrew confirmed that per the comments in Mr. Taylor's review letter, the sign location has been relocated slightly to the required 5-foot setback from the newly dedicated right-of-way.

Mr. Tamous was next to testify. He described how the sign facades will match the buildings and their architecture. Each will conform to the zoning requirements; and will be 9' wide and 7'9" in height with an off-white background. When constructed, they will only include the Child Time Day Care lettering, since the retail pad site has not been leased as yet. Both signs will be externally illuminated upwards from ground mounted lighting, and as recommended by the Board Planner will not exceed 3000 kelvins.

Upon questioning by the Board, he stated two signs were requested due to the distance between the entrances. Being a corner lot, Mrs. Taylor advised the Board that two signs are permitted by the sign ordinance. Additional questions followed about how long the lights would remain on. The applicant agreed to a condition that the signs can be illuminated one-half hour before the childcare center opens and one-half hour after the last tenant closes for the evening.

Mrs. Taylor asked if the applicant plans to landscape around the signs and Mr. Tamous responded yes. Mr. Tamous added that the applicant agrees to all of the Planners' comments and

recommendations as contained in the review letter. He concluded his comments by confirming that no variances are required.

PUBLIC: No one from the public spoke.

Mayor Watson made a motion to close the public portion. Mr. Perks seconded. The voice vote in favor was unanimous.

Mayor Watson made a motion to approve the application for the two freestanding monument signs as proposed; with the conditions to (1) limit the lighting to 3000 kelvin; (2) landscape around each sign; (3) restrict the signs to be illuminated to one half hour prior to the childcare center opening and one-half hour after the last tenant closes; and (4) adhere to all other comments in the Board Planner's review letter. Vice Chairman Juliano seconded.

Recorded Vote:

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

GENERAL PUBLIC: None present

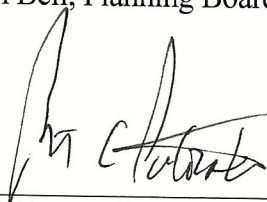
ADJOURNMENT:

Councilman Czekay made a motion to adjourn the December 20, 2023 Planning Board Meeting at 7:53 pm. Mr. Devlin seconded. A unanimous voice vote in favor carried the motion.



Ann Bell, Planning Board Secretary

BETH PORTOCALIS, Acting Secretary



Beth Portocalis, Recording Secretary

