



## DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT

49 Union Street • Medford • NJ 08055

609/654-2608 x 324

MEDFORD TOWNSHIP PLANNING BOARD  
JANUARY 22, 2025, 7:00 P.M.  
PUBLIC SAFETY BUILDING  
91 UNION STREET, MEDFORD, NJ 08055

### **REORGANIZATION & MEETING AGENDA**

1. Flag Salute
2. Open Public Meeting Statement
3. Swearing in of New Board Members
4. Roll Call
5. Executive Session: Professional Appointments
6. Nomination and Election of Chair
7. Nomination and Election of Vice-Chair
8. Appointments:
  - a. Appointing Planning Board Secretary
  - b. Appointing Planning Board Recording Secretary
  - c. Appointing Planning Board Attorney
  - d. Appointing Planning Board Engineer
  - e. Appointing Planning Board Planner
9. Establish 2025 Meeting Dates
10. Designate Official Newspaper
11. Minutes: October 23, 2024 Meeting Minutes
12. Correspondence: None
13. Reports: Insufficient escrow balances over 6 months:
  - a. Devel L.C., Easttown Phase 1-2, PBC-1320AF1, \$8734.31
  - b. Albert Case, Shirley's Country Cottage, 5358PR, \$308.33
  - c. Pagliuso Custom Builders, Frank Pagliuso, SPR-5587, \$2300.04
  - d. Krista Donegan, ZVE-882, \$103.25
  - e. Amega Enterprises, LLC, ZVE-1095, \$1994.25
  - f. James Jefferson, ZVE-1011, \$336.42
  - g. Gary Kaufmann, ESL-253, \$2.50
  - h. F.P. Francks, LLC, Francis & Barbara Francks, SPR-5586, \$454.21
  - i. Hartford Rd Urban Partners, LLC, Timber Ridge at Medford, PBC-1354PF, \$108.33
  - j. J & J Development Group, LLC, ZVE-1178, \$5444.55
  - k. Mandalap Enterprises, LLC, SPR-5654AFI, \$3451.74
  - l. Centerline Communications, LLC, Dish Wireless, 256SL, \$42.50

14. Memorialization of Resolutions:

- a. 17-2024, Camp EFS, LLC, 300 Fostertown Road, 301/7, SPR-5755 – approval for a second one-year extension of Resolution 14-2021.
- b. 18-2024, Somerset-Medford Properties, LLC and Medford Supermarket Properties, LLC, 212 Route 70, 1303/3, 4 & 5, SPR-5771 – Preliminary and Final Site Plan approval with variances, submission waivers and design waivers for a 3,333 sf Chase Bank, an 11,735 s.f. ShopRite Liquor store and additional employee parking areas for ShopRite.
- c. 1-2025 – Appointing Planning Board Secretary
- d. 2-2025 – Appointing Planning Board Recording Secretary
- e. 3-2025 – Designating Planning Board Meeting Dates
- f. 4-2025 – Designating Planning Board Official Newspaper
- g. 5-2025 – Appointing Planning Board Attorney
- h. 6-2025 – Appointing Planning Board Engineer
- i. 7-2025 – Appointing Planning Board Planner
- j. 8-2025 – Amending the Medford Township Zoning Map per Ordinance 2025-1

15. Referral from Township Council in conjunction with the municipal Master Plan (N.J.S.A. 40:55D-31(a):

- a. Consideration of Ordinance 2025-1, amending the Medford Township Zoning Map to correct the Zoning District designation of certain parcels and finding that said ordinance is consistent with the Medford Township Master Plan.

16. Applications:

- a. HJCY Group NJ, Inc., 3 Reeves Station Road, 302/39.02, SPR-5772 – seeking retroactive Preliminary and Final Major Site Plan, Design Waiver and Bulk Variance for improvements that have been completed without the proper approvals for a 25,850 sf building containing 5,850 sf of office space and 20,000 sf of storage space, and five additional accessory buildings containing 17,490 sf of which 16,440 sf is for storage and a residential dwelling for property caretaker.

17. General Public

18. Workshop

19. Adjournment

Ann Bell

Planning Board Secretary

*Please be advised that this public meeting of the Medford Township Planning Board will be videotaped by the municipality (for recording purposes) as authorized by the Open Public Meetings Act and the New Jersey Supreme Court Opinion in Taurus v. Borough of Pine Hill, 189 N.J. 497 (2007). The recorded videotape of the meeting will be available for public viewing on the Medford Township website, as soon as practicable after the public meeting has concluded.*