



DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT

49 Union Street • Medford • NJ 08055

609/654-2608 x 324

MEDFORD TOWNSHIP PLANNING BOARD
PUBLIC SAFETY BUILDING
91 UNION STREET, MEDFORD, NJ 08055
MARCH 26, 2025, 6:30 P.M.

MEETING AGENDA

1. Flag Salute
2. Open Public Meeting Statement
3. Roll Call
4. Executive Session – Litigation, John and Linda Mahon
5. Minutes: January 22, 2025 Reorganization and Executive Meeting
6. Correspondence: None
7. 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. James Terruso, ZVE-1197, \$199.00
8. Memorialization of Resolutions:
 - a. Resolution 9-2025 - HJCY Group, NJ, Inc., 3 Reeves Station Road, 302/39.02, SPR-5772 – approval of Preliminary and Final Major Site Plan, Design Waiver and Bulk Variance for improvements to 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 is for storage and a residential dwelling for property caretaker.
9. Referral from Township Council
 - a. Consideration of Resolution 10-2025, Reviewing and Recommending Adoption of Ordinance 2025-7, “Amending Certain Sections of the Development Regulations concerning Standards for Residential Garages and Sheds”.
10. General Public
11. Adjournment

Ann Bell, 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.