



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
JULY 23, 2025, 6:30 P.M.

MEETING AGENDA

1. Flag Salute
2. Open Public Meeting Statement
3. Roll Call
4. Executive Session
5. Minutes:
 - a. May 28, 2025 Regular Meeting Minutes
 - b. June 25, 2025 Regular Meeting Minutes
6. Correspondence: none
7. Reports: Insufficient escrow balances over 6 months:
 - a. James Jefferson, ZVE-1011, \$336.42
 - b. Amega Enterprises, LLC, ZVE-1095, \$1994.25
 - c. J & J Development Group, LLC, ZVE-1178, \$5444.55
 - d. James Terruso, ZVE-1197, \$199.00
 - e. Gianna Consello, ZVE-1203, \$660.00
 - f. 109 Route 70, LLC, ZVE-1209, \$1366.92
 - g. Christopher & Crystal Lavoie, ZVE-1211, \$1328.75
 - h. Devel L.C., Easttown Phase 1-2, PBC-1320AF1, \$8734.31
 - i. Hartford Rd Urban Partners, LLC, Timber Ridge at Medford, PBC-1354PF, \$108.33
 - j. Albert Case, Shirley's Country Cottage, 5358PR, \$308.33
 - k. F.P. Francks, LLC, Francis & Barbara Francks, SPR-5586, \$454.21
 - l. Pagliuso Custom Builders, Frank Pagliuso, SPR-5587, \$2300.04
 - m. Krista Donegan, ZVE-882, \$103.25
8. Memorialization of Resolutions: none
9. Applications
 - a. Tait Co., 45 S. Main Street, 1901/4, HVR-422 – seeking a Certificate of Appropriateness for a new roof on a commercial building in the Historic District.
 - b. Public Service Electric & Gas Co., (PSE&G), 320 Route 70, 808/6.04, SPR-5776 – seeking Preliminary and Final Site Plan, Conditional Use approval with Submission Waivers and Design Waivers for the expansion of the existing station.
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.