

**Medford Township**  
**Affordable Housing Subcommittee Meeting**

**Meeting Minutes**

**Thursday, February 26, 2026 @ 6:30 PM**  
**Town Hall**

The Affordable Housing Subcommittee meeting of the above date was convened by Deputy Mayor Michelle Voorhees at 6:33 PM.

**Present:** Deputy Mayor Michelle Voorhees, Councilman Ray Coxe, Chris Noll, Engineer, Jessica Staszewski, Kim Pollack, and Michael Pagnotta

**I. ESTABLISHMENT OF SUBCOMMITTEE**

This was the first meeting of the Affordable Housing Subcommittee which included the attendance of Medford Township's Deputy Mayor Michelle Voorhees, Councilman Ray Coxe, Engineer, Chris Noll. Also, in attendance were Kim Pollack, Jessica Staszewski and Michael Pagnotta, Resident Members.

**II. DISCUSSION:**

To open the meeting, the group discussed a question regarding the extension credits of the 2007 Creekside Project and whether or not the extension credits were applied to Round 3 or Round 4. The question arose as to whether 2037 or 2052 is the actual expiration year. The Deputy Mayor and Councilman Coxe asked Mr. Noll to confer with Triad who has all the information needed regarding the extensions, credits and expirations. Mr. Noll confirmed that the total number of 4<sup>th</sup> round housing is 171 and provided documents to everyone in attendance which included the settlement agreement from February 3, 2026.

Two Resident Members raised concerns regarding several parcels of wetlands as well as space that may not be developable, new laws regarding flood waters and stormwater. They shared that residents are also concerned about the wildlife, specifically bog turtles. The DEP will review site/investigation and proposed wetlands delineations; it was agreed that the State of New Jersey has high standards in terms of development plans.

There was discussion amongst all regarding the effects that the building will cause on the infrastructure of the town: schools, roads, highways, water basins, sewer lines. As part of the application process before the Planning Board, there will be testing regarding the traffic impact at peak times of day, specifically called a "Traffic Impact Statement." The developer will also have to provide a report that outlines the anticipated impact on municipal services and schools.

A Resident Member raised concerns about new developments and low quality of building materials and will these buildings last. By way of response, every material must meet Uniform Construction Code, and we have tough construction officials in Medford Township (as well as in the State). Because New Jersey is so strict, we cannot be compared to other states. Another Resident Member concurred with that statement.

A Resident Member explained the “In Lieu Of” concept by which less homes would be built “in lieu of” payments made. This concept would mean a project that is 100 percent affordable housing with no market rate homes built within the community. There was concern that the residents of Medford may not be open to the idea of such a project, deeming it to be undesirable; but less units (lower density).

There was discussion about flooding as well as the runoff. Mr. Noll affirmed that the Peak Runoff Rate will not increase and there will be no additional flooding into Lumberton and Mount Holly. For the sewer capacity, the developer is the one who pays for the new water mains and the water tower (if one is necessary).

By way of comparison, reference was made to Moorestown Township. They need to build 899 total units, 352 of which must be affordable housing units. Four of six of their projects are on farms, 375 units at the Moorestown Mall. Medford Township is not the only town dealing with these issues.

Councilman Coxe and Deputy Mayor Voorhees said they encourage concerned residents to send a letter to the Township Manager as well as feel free to attend the Council meetings to encourage the open dialogue.

### **III. NEXT MEETING**

Deputy Mayor Voorhees asked for thoughts on meeting again and it was favorable to all. The next meeting is tentatively set for Monday, March 9, 2026 at 6:30 PM.

### **IV. ADJOURNMENT**

The meeting was adjourned at 8:09 PM.

Respectfully Submitted,

Roseanne Clark  
Deputy Clerk