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MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT

PUBLIC SAFETY BUILDING, 91 UNION STREET, MEDFORD

Wednesday, December 17, 2014

7:30 P.M.

1. Open Public Meeting Statement
2. Roll Call
3. Flag Salute
4. Minutes
5. Reports
6. Executive Session (if required)
7. Correspondence
8. Agenda

MEMORIALIZATIONS

Nick Giordano, 6202/10, 20 Centennial Drive East, ZVE-926

Memorialization of a Bulk Variance granting a second garage (detached) where only one private garage, whether attached or unattached, is permitted per residential dwelling.

Zone: RGD-2

Lynette DeTata, 3502/2, 206 Pine Blvd., ZVE-928

Memorialization of a Bulk Variance granting a 2-story attached garage. Variance included setbacks and building coverage.

Zone: GD

Roberta Boyle, 3707/11, 11 West Lake Avenue, ZVE-927

Memorialization of a Bulk Variance granting a 12'x18' in-ground swimming pool with patio and fencing. Variance included rear yard setback, lot coverage and existing building coverage.

Zone: GD

Immanuel Orthodox Presbyterian Church of Medford, 1803/1.01, 60 Branch Street, SPR-5695

Memorialization of Dismissal Without Prejudice, application for Use Variance for a single-family residence not accessory to Church use.

Zone: PPE

APPLICATIONS TO BE HEARD

John Dotoli, 3603/4, 209 East Lake Blvd., ZVE-930

Bulk Variance to rebuild an existing 300 sf rear deck, adding an additional 204 sf; three accessory structures exist (336 sf detached garage, 64 sf shed, 30 sf shed) where only one accessory structure is permitted. Using the “Grandfathered” Bulk Requirements, the required side yard setback is 15’, proposing 11’; permitted building coverage is 10%, proposing 16.4%; permitted lot coverage is 20%, proposing 33.5%;

Zone: GD

William and Karla Porter, 3105/46, 40 S. Lakeside Drive West, ZVE-931

Bulk Variance for new single family dwelling on vacant lot. Required front yard setback is 50’, proposing 16’; required rear yard setback is 50’, proposing 14.8’; required side yard setback is 30’, proposing 20.5’; permitted building coverage is 12%, proposing 23.8%; permitted lot coverage is 30%, proposing 31.2%; minimum lot size required 14,000, existing 10,200; required lot depth 150’, existing 86.3’.

Zone: GD

Tower North Development, LLC, 305/5.01, 80 Eayrestown Road, SPR-5694

Minor Site Plan and Use Variance to permit the installation of a wireless communications facility consisting of twelve (12) panel antennas supported by a new 154’ tall monopole and communications equipment shelter within an approximate 60’x 60’ fenced compound to include an emergency generator with fuel tank and a Bulk Variance to permit an eight foot (8’) fence, where six feet (6’) is permitted. The subject property is currently, and will continue to be, used as a commercial plant nursery.

Zone: AR

9. General public

10. Additional action by Board – Presentation by Christopher J. Noll of Environmental Resolutions, Inc.

11. Motion for Adjournment

Darlene Carrell

Zoning Board Secretary

Please be advised that this public meeting of the Medford Township Zoning Board of Adjustment 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.