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**MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT  
PUBLIC SAFETY BUILDING, 91 UNION STREET, MEDFORD**

**Wednesday, June 17, 2015**

**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**

**Larry Dellolio, 3202.10/21, 10 Covenger Court, ZVE-937.** Memorialization of a Bulk Variance granting a six foot (6') wooden privacy fence on a "reverse frontage" lot placing the fence on the secondary street ten feet (10') from the property line where the required "front yard" setback is thirty-five feet (35'). Zone: GD

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**Kimberly Baker, 4701.02/32, 32 Shining Star Court, ZVE-935.** Memorialization of a Bulk Variance granting an additional 1,000 sf of lot coverage for pool decking which exceeded the permitted lot coverage. Zone: RGD-2

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**Peter White, Jr., 4901/105, 111 North Lakeside Drive East, ZVE-934.** Memorialization of a Bulk Variance granting a 16'D x 24'W (384 sf) attached carport which exceeded the permitted building coverage, permitted lot coverage, required side yard setback and required front yard setback. Zone: GD

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**Oscar Benavides, 3606/1, 200 East Lake Blvd., ZVE-936.** Memorialization of a Bulk Variance granting conversion of an existing carport to an enclosed garage, for an attached pergola and open porch which did not meet the required front yard setback; a proposed 880 sf driveway extension with second opening; and exceeded the permitted building coverage. Zone: GD

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**David and Allison Eckel, 2703.14/5.09, 8 Woodlake Court, ZVE-939.** Memorialization of a Bulk Variance granting a 241 sf screened porch on rear of dwelling which did not meet the required side yard setback of 30', proposing 28.5'. Zone: GD

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**John and Susan Miller, 2907/9, 32 Holly Drive, ZVE-938.** Memorialization of a Bulk Variance granting a 38' x 16' addition to rear of dwelling which did not meet the required side yard setback and exceeds the permitted building coverage. Zone: GD

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**David Clelland, 905/8, 210 Old Marlton Pike, ZVE-940.** Memorialization of a Bulk Variance granting a 60' x 62' second (detached) garage where one garage is permitted per residential lot, which exceeds the permitted depth, width, height and exceeds the permitted capacity for three motor vehicles. Zone: HM

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**Brian Bates, 4704/15 & 16, 431 & 433 McKendimen Road, SPR-5702**  
Memorialization of a Bulk and Use Variance denying construction of a 5,267 sf "hobby building" on vacant lot #15 where an accessory structure is not permitted without a principal structure. Applicant proposed Lot #15 to be associated with lot #16 (without consolidating) where lot #16 does have a principal dwelling. The proposed structure exceeded the permitted 168 sf for an accessory structure, permitted depth, width and height and did not meet the required 50' side yard setback. Zone: RGD-1

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**Patrick O'Brien, 1302/6, 75 North Main Street, SPR-5699.** Memorialization of a Use Variance granting conversion of an existing residential dwelling to office/commercial use only. Zone: RHO

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**Jeremy and Karen Friedman, 906.03/33, 221 Balsam Court.** Memorialization of a Bulk Variance granting an in-ground swimming pool in rear yard where the permitted lot coverage is 30%, proposing 35.8%. Zone: GMS

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**John and Linda Burton, 2701.09/12, 257 Sunny Jim Drive, ZVE-942.** Memorialization of a Bulk Variance for a 20' x 23' (460 sf) garage extension. Required side yard setback is 30', proposing approximately 18.72'; required front yard setback is 50', proposing 29.6'; permitted depth for an attached garage is 24', proposing 48'. Zone: GD

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**Safe and Sound Self Storage, Inc., 905/1.05, 272 Old Marlton Pike, ZVE-384A.**  
Memorialization of a Use Variance and Amended Site Plan granting a 30' x 59' canopy to store vehicles and equipment. Zone: HM

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## **APPLICATIONS TO BE HEARD**

**Peter and Lisa Salerno, 6601/10, 3 Braddocks Mill Court, ZVE-943.** Bulk Variance for a second garage (detached w/attic storage) where one garage is permitted per parcel. Exceeds the permitted garage depth of 24', proposing 36'; exceeds permitted height of 20', proposing 21'10+"; for a 16' x 20' (320 sf) cabana which exceeds the permitted 168 sf for an accessory structure; and for an approx. 30'x47' in-ground swimming pool w/decking. Lot has two existing accessory structures, proposing a total of five (5) structures where only three (3) accessory structures are permitted. Zone: RGD-2

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**Haynes Run Holdings, LLC, 4105/1.03, 246 Route 70, SPR-5565FA.** Amended Minor Site Plan Approval for storage of vehicles, RV's, boats and U-Haul vehicles. Zone: HC-2

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**Shriji Donuts, LLC, 801.02/29, Church Road and Medford-Mt. Holly Road, SPR-5705**  
Use Variance to permit construction of a Dunkin Donuts establishment with a Drive-Thru.  
Zone: CC

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**Cedar Properties, LLC, 4106/2, 513 Stokes Road, SPR-5701&F.** Conditional Use Variance and Preliminary and Final Major Site Plan Approval to construct a 2,400sf Starbucks with a drive-thru lane. Zone: CC

- 9. General public
- 10. Additional action by Board
- 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.*