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MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT

PUBLIC SAFETY BUILDING, 91 UNION STREET, MEDFORD

Wednesday, July 15, 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

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

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

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

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

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

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

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

Peter and Lisa Salerno, 6601/10, 3 Braddocks Mill Court, ZVE-943. Memorialization of a Bulk Variance granting a second garage (detached w/attic storage) where one garage is permitted per parcel; granting a 16' x 20' (320 sf) cabana which exceeds the permitted 168 sf for an accessory structure; for an approx. 30'x47' in-ground swimming pool w/decking; and for exceeding the number of permitted accessory structures. Zone: RGD-2

Cedar Properties, LLC, 4106/2, 513 Stokes Road, SPR-5701&F. Memorialization of a Use Variance granting a 2,400 sf Starbucks with a drive-thru lane; granting Bulk Variances for front and side yard setbacks, number of parking spaces, and existing lot frontage; granting Preliminary Site Plan Approval subject to compliance with Engineer and Planner letters, submission of a traffic study and truck turning plan. Zone: CC

APPLICATIONS TO BE HEARD

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

Anthony Amato/Amega Enterprises, LLC, 3104/9, 17 North Lakeside Drive West, ZVE-944. Bulk Variance to construct a 998 sf addition which does not meet the required rear yard setback of 50', proposing 38' and 45.4'; for side yard setback where 30' is required, proposing 20.1'; for front yard setback where 50' is required, proposing 17.5'; for a front porch addition which also does not meet the required front yard setback of 50', proposing 22.8'; and for building coverage where 12% is permitted, proposing 22.2%. Zone: GD

Cellco Partnership d/b/a Verizon Wireless, 404/29.03, 175 Route 70, SPR-5704. Bulk Variance for two front yard setbacks for two (2) 6'x6' concrete pads, Use Variance & Minor Site Plan to allow the installation of wireless telecommunications facilities which is not a permitted use in the zone. Zone: HC-1

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.