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MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT

PUBLIC SAFETY BUILDING, 91 UNION STREET, MEDFORD

Wednesday, March 16, 2016

7:30 P.M.

“SPECIAL MEETING – 7:00 P.M. EXECUTIVE SESSION TO DISCUSS CHURCH OF GOD OF PROPHECY NORTHEAST SPANISH REGION, INC./RLUIPA (ATTORNEY-CLIENT PRIVILEGED)”

1. Open Public Meeting Statement
2. Roll Call
3. Flag Salute
4. Executive Session

7:30P.M. REGULAR MEETING

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

Resolution Adopting Annual Report Pursuant to N.J.40:55D-70.1

Lee Buono, 6601/13, 9 Braddocks Mill Court, ZVE-966. Memorialization of a Bulk Variance granting a 720 sf Pool House/Cabana which exceeds the permitted 168 sf for an accessory structure. Zone: RGD-2

Alice and Christopher Bradley, 4903/161, 164 South Lakeside Drive East, ZVE-962.

Memorialization of a Bulk Variance granting an existing carport which was converted to an enclosed 22'x13' garage which does not meet the required front yard setback of 50', existing 14'; for an existing 8'x10' shed in the front yard which does not meet the required front yard setback of 50', existing 1.5'; for two accessory structures (pool and shed) where only one accessory structure is permitted; for existing building coverage of 19.4%, permitted 12%; for existing lot coverage of 38.4%, permitted 30%. Zone: GD

Greg and Karen McGreer, 803.01/9.02, 31 New Freedom Road, ZVE-965. Memorialization of a Bulk Variance granting a 16'x15' sunroom addition which does not meet the required side yard setback of 30', proposing 24.6'; for required rear yard setback of 50', proposing 35'; for permitted building coverage of 10%, proposing 12.2%; for permitted lot coverage of 25%, proposing 27.7%.

Zone: GMN

Jeff Miller and Karen Hartwell, 5002/1.01, 12 Highland Trail, ZVE-967. Memorialization of a Bulk Variance granting a 719 sf rear deck to include a fireplace and a 16'x10' bar area w/roof which is to be constructed within the building rear yard setback. Zone: RGD-1

Shriji Donuts, LLC, 801.02/29, Church Road and Medford-Mt. Holly Road, SPR-5705&F. Memorialization granting Preliminary and Final Major Site Plan approval for the development of a Dunkin Donuts with Drive-Thru. Zone: CC

APPLICATIONS TO BE HEARD

Church of God of Prophecy Northeast Spanish Region, Inc., 302/39.02, 3 Reeves Station Road, SPR-5712.

Use Variance for a Religious Retreat and Meeting Center. Zone: PI
(Continued from January 20, 2016)

Haynes Run Holdings, LLC, 4105/1.03, 246 Route 70, SPR-5565FA. Amended Final Major Site Plan for storage of vehicles, RV's, boats and U-Haul vehicles. Zone: HM (continued from November 9, 2015)

Albert Roach, 5301.01/25.12, 9 Pleasant Mill Court, ZVE-964. Bulk Variance for a 24'x45' second garage (detached) where only one garage is permitted per residential lot; for side yard setback where 50' is required, proposing 22'. Zone: RGD-1 (Continued from February 17, 2016)

Chad Catalano, 2601/20, 50 Georgia Trail, ZVE-961. Bulk Variance for a second (detached) three-car garage (24'Dx36'Wx13'H) where only one garage is permitted per residential lot. Zone: GD (Continued from January 20, 2016)

Jennifer Wira, 302/6.08, 280 Medford-Mt. Holly Road, ZVE-968. Bulk Variance for a 2,060 in-ground swimming pool, decking, and pool equipment which does not meet the required accessory structure side yard setback of 50', proposing 21.25'; for an existing 300 sf shed which exceeds the permitted 168 sf for an accessory structure and also does not meet the required side yard accessory structure setback of 50', existing 35'. Zone: AR

Christy Mowry, 906.02/17, 88 Hartford Road, ZVE-969. Bulk Variance for a 20'x20' (400sf) detached garage which does not meet the required "grandfathered" accessory structure side yard setback of 15', proposing 8'. Zone: GMS

9. General public

10. Additional action by Board

11. Motion for Adjournment

Darlene Carrell, Zoning Board Secretary

Beth Portocalis, 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.