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## **MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**PUBLIC SAFETY BUILDING, 91 UNION STREET, MEDFORD**

**Wednesday, June 21, 2017**

**7:00 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**

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**Eileen P. Minke, 4701.06/22, 36 Glen Lake Drive, ZVE-993.** Memorialization of Bulk Variance for a 1,786 sf raised deck attached to the principal building, which does not meet the principal building side yard setback of fifty feet (50'), proposing 29.7'; and for a shed which exceeds the permitted accessory shed size of 168 sf, proposing 284 sf; and for not meeting the minimum required accessory side yard setback of 50', proposing 21.6'. Zone: RGD-2

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### **APPLICATIONS TO BE HEARD**

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**Melanie L. Pease, 6501.02/55, 20 Somerton Square, ZVE-995.** Bulk Variance for a 10 ft. x 20 ft. (200 sf) shed to be used to store property maintenance equipment. 168 sf is permitted for an accessory structure. Zone: RGD-2

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**Ryan and Tina Colella, 6301/3, 29 Pontiac Drive, ZVE-994.** Bulk Variance for demolition of existing single-family residence on a pre-existing nonconforming lot (0.83 acres where 3.2 acres is required) to be replaced by proposed new single-family dwelling. Applicant proposing construction of a new dwelling, with proposed new septic and well; and a 240 s/f shed and deck/patio with hot tub. Zone RGD-2.

**Ryan and Tina Colella, 6301/3, 29 Pontiac Drive, ZVE-994 (continued)**

The lot has several existing non-conforming conditions. Additional Variances required:

- Lot width- required 200' proposing 163.58'
- Lot depth - required 300' proposing 195'
- Lot frontage - required 200' proposing 163.58'
- Front yard setback – required: 75'; proposing: 50'
- Side yard setback north – required 50'; proposing 30'
- Side yard setback south – required 50'; proposing 48.76'
- Rear yard setback- required 75'; proposing 48'
- Building coverage – required 10%; proposing 14.6%
- Impervious coverage - required 15%; proposing 23.2%
- The Applicant also proposes two accessory structures: an oversized shed, and a hot tub area. Variances required will be:
  - For exceeding the maximum shed size - required: 168 SF; proposing: 240 SF (height and materials not provided)
  - Shed side yard setback north – required 50'; proposing 16'
  - Hot tub/deck/patio side yard setback south – required 50'; proposing 36'
  - Hot tub/deck/patio rear yard setback– required 50'; proposed 20'
  - An additional variance may be required for the number of accessory structures. one is permitted on lots less than 1 acres; proposing two.

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**DePetrìs Family, LLC, 3201/32.03, 200 Tuckerton Road, SPR-5732.** Amended Preliminary and Final Major Site Plan, Bulk and Use Variances for Phase GHJ for construction of a two-unit building (G/H) which will include a Dunkin Donuts with a drive-through, as well as landscaping, lighting, utilities, paving, Basin #1A and associated stormwater facilities, and signage. Zone: CC (Carried from the May 17, 2017 ZB meeting-Applicant did re-notice)

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9. General public

10. Additional action by Board

11. Motion for Adjournment

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.*