



17 North Main Street • Medford • NJ • 08055 • 609/654-2608

www.medfordtownship.com

MAIN FAX 609/953-4087

ADMIN. FAX 609/654-8101

FINANCE FAX 609/714-1790

CONSTRUCTION FAX 609/953-7720

RECREATION FAX 609/654-6536

PLANNING & ZONING FAX 609/714-2109

MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT

PUBLIC SAFETY BUILDING, 91 UNION STREET, MEDFORD

Monday, November 13, 2017

7:00 P.M.

1. Open Public Meeting Statement
2. Roll Call
3. Flag Salute
4. Minutes
5. Reports
6. Correspondence
7. Executive Session (DePetrus Family, LLC/Dunkin Donuts Litigation)
8. Agenda

MEMORIALIZATIONS

Resolution 2017 – 29. 17-19 Branch Street, LLC, 1402/4, 17-19 Branch St., PBC-516

Memorialization of a Density Variance for the construction of 3 single family dwellings not larger than 2,400 s/f each. Said Density Variance will permit 5.99 dwelling units per acre where 3.99 dwelling units per acre exists and 1.25 and up to 2.25 dwelling units per acre is permitted. Zone: RHO

APPLICATIONS TO BE HEARD

Clyde Adams Jr., 806/15.03, 5 Haynes Creek Lane, ZVE-999

D (2) Use Variance to permit expansion of a non-conforming use (residential in the Highway Commercial Zoning District) to allow the construction of a 576 s/f accessory structure shed, exceeding permitted size of shed accessory structure of 168 s/f; number of accessory structures permitted on property, 3 proposed where 2 are permitted; proposing 40' rear yard setback for proposed shed where 50' is required. Zone: HC-2

Christopher Stokes, 1602/2, 7 Cedar Street, ZVE-1003

Bulk Variance to permit construction of a 14' x 28' (392 s/f) shed exceeding permitted size of shed accessory structure of 168 s/f; proposing 6' side yard setback where 10' is required. Zone: RHO

Herbert M. & Jennifer E. Thiel, 4601.01/10.02, 40 Dixontown Road, ZVE-1001

Bulk Variance for construction of 1,800 SF (30' deep x 60' wide), detached enclosed garage with an attached carport of 600 SF (30' deep x 20' wide), and 600 SF (10' deep x 60' wide) porch for a total of 3,000 SF under roof. The enclosed building also provides a 400 SF (10' x 40') interior mezzanine, for a total of 2,200 SF of enclosed building storage and a proposed building height with cupola of 27'; exceeding permitted size of garage which shall not exceed a width of 45 feet, a depth of 24 feet and a height of 20 feet. Bulk Variance approval required to permit garage and carport parking for 8 vehicles where 3 are permitted. Bulk Variance approval for an existing shed of 200 s/f; where 168 s/f maximum is permitted. Zone: RS-2

Village of Taunton Forge, 3201/32.03, 200 Tuckerton Road, ZVE-1004

Use variance approval for a proposed propane tank at the rear of the hardware store and within the outdoor storage area, which is shown on the plans. Zone: CC

Ian Kerner, 402/2.02, 19 Medford-Evesboro Road, ZVE-992

Use Variance to permit both residential and commercial principal use on property where only one principal use is permitted. Bulk Variances required for side yard setback of 39.6' where 100' is required when the property line abuts a residential district; no landscape buffers where both a 50' front yard and side yard buffers are required when the property line abuts a residential district. If permits can be provided, legally existing nonconforming sheds may be maintained or replaced. Bulk Variances for a 40'W x 60'D x 24'H (2,400 sf) detached one-story garage which exceeds the permitted depth of 24', proposing 60'; for the permitted height of 20', proposing 24'; for existing 286 s/f shed which exceeds the permitted 168 s/f. A "d (1)" Variance is required to permit the construction building and remodeling Contractor use in the HM Zone, although landscape contractors are permitted on at least 10 acres of land in the zone. Zone: HM

9. General Public

10. Additional Action by Board – Follow-Up to educational materials from Christopher Noll, Board Engineer

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.