



DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT

17 North Main Street • Medford •

NJ 08055

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MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT

PUBLIC SAFETY BUILDING, 91 UNION STREET, MEDFORD

Thursday, December 14, 2017

7:00 P.M.

1. Open Public Meeting Statement
2. Roll Call
3. Flag Salute
4. Minutes A) Regular Meeting Nov. 13, 2017 B) Exe. Session Meeting Nov. 13, 2017
5. Reports
6. Correspondence
7. Executive Session (Moved to end of Agenda)
8. Appointment of Acting Chair for the January 17, 2018 Meeting
9. Agenda

MEMORIALIZATIONS

Resolution 2017- 30 Clyde Adams Jr., 806/15.03, 5 Haynes Creek Lane, ZVE-999

Memorialization of an Expansion of a Non-Conforming Use to allow the construction of a 576 s/f accessory structure shed. Bulk Variance for 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

Resolution 2017- 31 Christopher Stokes, 1602/2, 7 Cedar Street, ZVE-1003

Memorialization of a Bulk Variance to permit construction of a 12' x 24' (288 s/f) shed exceeding Permitted size of shed accessory structure of 168 s/f; for Proposed 9' eastern side yard setback, 10' western side yard setback, and 6' rear yard setback.

Zone: RHO

Resolution 2017- 32 Village of Taunton Forge, 3201/32.03, 200 Tuckerton Road, ZVE-1004

Memorialization of a Use Variance to permit propane tank sales within an enclosed area located at the rear of a proposed True-Value Hardware Store, located within the Village of Taunton Forge Shopping Plaza. Zone: CC

APPLICATIONS TO BE HEARD

Cornerstone Tree Co., 203/7.01 & 7.06, 265 Medford-Mt. Holly Road, SPR-5736,
(Continued from October) Use Variance to permit operation of Tree Service business on a residential lot in AR zone, which is a non-permitted use. Zone: AR

Friends of Cyrus, Inc., 2702.01/7, 175 Tuckerton Road, ZVE-1000, Use Variance and Board Interpretation to permit an adult day care center on property formally used as a child care facility. Use omitted as permitted use in RC Zoning District. Zone: RC

Nick Moghari, 6201/2, 98 Hinchman Rd., ZVE-1007, Proposes 264 s/f garage addition to existing 600 s/f attached garage; Required Variances: 1) Building Coverage 10% Permitted, 11.61% Existing, 12.28 % Proposed; 2) Lot Coverage 15% Permitted, 27.67% Existing, 29.02% Proposed; 3) Side yard setback 50' Required, where 13' Exists to garage, and 24.1' to Proposed garage addition; 4) Rear yard setback 100' Required, 63' Exists, and 53' Proposed; and 5) Garage Depth: 24' Permitted, 24.5' Existing, and 36.5' Proposed. Zone: RGD-2

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

(Continued from November) Use Variance to permit both residential and commercial principal use on property where residential use is not 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. Bulk Variances for a 40'W x 60'D x 24'H (2,400 s/f) 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

- 10. General Public
- 11. Additional Action by Board
- 12. Executive Session (2018 Board Appointments)
- 13. 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.