



**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**

**Wednesday, January 17, 2018**

**7:00 P.M.**

**REORGANIZATION MEETING**

1. Open Public Meeting Statement
2. Swear in new and reappointed members
3. Roll Call
4. Executive Session (Regarding Personnel Matters)
5. Nomination and election of Chairman
6. Nomination and election of Vice-Chairman
7. Appointment of Zoning Board Secretary
8. Appointment of Zoning Board Recording Secretary
9. Appointment of Zoning Board Attorney
10. Appointment of Zoning Board Engineer
11. Appointment of Zoning Board Planner
12. Establish 2018 Meeting Dates
13. Designate Official Newspaper

**REGULAR MEETING**

Open Public Meeting Statement

Roll Call

Flag Salute

a.i.4. Minutes

Reports

a.i.6. Executive Session (if required)

Correspondence

Agenda

## **MEMORIALIZATIONS:**

**Friends of Cyrus, Inc., 2702.01/7, 175 Tuckerton Road, ZVE-1000,** Board Interpretation that an adult day care is same use as a child care facility. Which is a permitted use in RC Zoning District. Zone: RC

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

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## **APPLICATIONS TO BE HEARD**

**Herbert M. & Jennifer E. Thiel, 4601.01/10.02, 40 Dixontown Road, ZVE-1001,** Amended Bulk Variance for construction of 1,080 SF (24' x 45') detached enclosed garage 20' tall. Bulk Variance approval required to permit garage parking for capacity of 4 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

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**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

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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.*