



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, December 19, 2018, 7:00 P.M.

REGULAR MEETING

- Open Public Meeting Statement
- Roll Call
- Flag Salute
- a.i.4. Minutes
- Reports
- a.i.6. Executive Session (*moved to the end of Agenda)
- 7. Correspondence (*Ian Kerner, 19 Medford-Evesboro Road, Block 402, Lot 2.02, ZVE-992-Extension Request*)
- 8. Agenda

MEMORIALIZATIONS:

Gardner-Medford, Inc., 6501.08/15, Cliffswallow Drive & Elderberry Drive, ZVE-1032, Resolution # 2018-35, Memorialization of a Bulk Variance to construct a four car garage. Garage depth 24' permitted; 25' proposed. Garage width 45' permitted; 50' proposed. **Zone: RGD-2**

17-19 Branch Street LLC, 1402/4, 17-19 Branch Street, PBC-516A, Resolution # 2018-36, Memorialization of a Minor subdivision with Bulk Variances to construct three (3) new single family patio homes.

Lot depths: 95.29 lf for Lot 4.01; 95.25 lf for Lot 4.02; 92.34 lf for Lot 4.03, where 120' is the minimum lot depth requirement. Front porch on Lot 4.01 proposed 10.92' from Branch Street, where 15' is minimum required front yard setback. Side yard setbacks on Lots 4.02 and 4.03 proposed to be 6.37' where 15' is the minimum required. Rear yard decks to be setback on Lots 4.01, 4.02, and 4.03 to approximately 28' from the rear lot line where 40' is the minimum required. Detached accessory garages to be located 6' from the rear and side lines on Lots 4.01 and 4.02, where 10' is the minimum required set back. Detached garage on Lot 4.03 to be

located 10' from the front line (along to Tidswell Avenue), where accessory buildings are not permitted in the front yard.

Zone: RHO

Pietro Sparacio, 5502/1.13, 11 Slab Branch Road, ZVE-1034, Resolution # 2018-37, Memorialization of a Bulk Variance to construct a three (3) vehicle carport (672 sf), exceeding allowance of one private garage or carport permitted on a residential property less than five (5) acres. **Zone: RGD-2**

Marc Kaufer, 6304/7, 4 Scout Drive, ZVE-1030, Resolution # 2018-38, Memorialization of Bulk Variances to construct a single-family dwelling (2,672 sf). Lot depth 300' required; 145.43' proposed. Front yard setback 75' required; 24.8' existing; 22.8' proposed. Rear yard setback 100' required; 51.5' existing; 39.1' proposed. Building Coverage 10% permitted; 8.0% existing; 10.8% proposed. Lot Coverage 15% permitted; 19.1% existing; 23.1% proposed. Pool rear yard setback 50' required; 26.9' proposed. **Zone: RGD-2**

Joseph & Andre Peregman, 4701.06/2, 2 Glen Lake Drive, ZVE-1026, Resolution # 2018-39, Memorialization of Bulk Variances to construct a 575 square foot in-ground pool plus 590 square feet of concrete decking. Lot coverage 15 % permitted; 17.3% proposed. Pool side yard setback 50' required, 46' proposed. Proposed concrete decking encroaches into deed restricted area. **Zone: RGD-2**

Christopher Bradley, 4903/161, 164 South Lakeside Drive East, ZVE-1027, Resolution # 2018-40, Memorialization of Bulk Variances to construct a two car garage (264 sf). Building coverage 12% permitted; 21.0% proposed. Lot coverage 30% permitted; 50% proposed. Front yard setback 50' required; 12.7' proposed. **Zone: GD**

APPLICATIONS TO BE HEARD:

YMCA Camp Ockanickon, Inc., 5101.01/1, 8, 11, & 13, 1303 Stokes Road, ZVE-1033, Use Variance to permit the use of a K-12 school district where K-8 district is permitted. Submission waiver requested since there are no proposed site improvements. **Zone: PPE**

Tim Meise, 2003/10, 118 South Main Street, ZVE-1029, (continued from October meeting) Use Variance to permit operation of a licensed Cooperative Sober Living Residence in the RHO Zoning District; including Interpretation of Ordinances for Sober Living residential housing.

Application is also requesting a Site Plan waiver as no improvements to the property are being proposed. **Zone: RHO**

Tim Meise, 2003/11, 112 South Main Street, ZVE-1028, (continued from October meeting)

Use Variance to permit operation of a licensed Cooperative Sober Living Residence in the RHO Zoning District; including Interpretation of Ordinances for Sober Living residential housing. Applicant is also requesting a Site Plan waiver as no improvements to the property are being proposed. **Zone: RHO**

- 9. General Public
- 10. Additional Action by Board
- 11. Executive Session
- 12. 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.