



**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, July 17, 2019 7:00 P.M.**

1. Open Public Meeting Statement
2. Roll Call
3. Flag Salute
4. Minutes – June 19, 2019 Meeting
5. Reports
6. Executive Session (if required)
7. Correspondence
8. Agenda

**MEMORIALIZATIONS:**

**Wally Burdalski, 3606/7, 201 Woodland Avenue, ZVE-1045.** Memorialization of a Bulk Variance to construct a 257 sf addition. Principal side yard setback 30' required, 25.6 existing, 25.6 proposed; principle front yard setback 50' required, 28.0' existing, 20.6' proposed; principle rear yard setback 50' required, 39.1' existing, 39.1' proposed; accessory building rear yard setback 15' required, 3.7' existing, 3.7' proposed; Building coverage 12% permitted, 15.4% existing, 17% proposed. Retroactive approval for 126 sf shed with a 4.2' rear yard setback where 5' is required; retroactive approval for a 374 sf paver patio. **Zone: GD**

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**Hiram & Associates, LLC, 805.02/25, 124 Mt. Holly Road, SPR-5748.** Memorialization of a Use Variance and Site Plan Waiver for adjacent former DiVello's restaurant building to be used as storage room, offices, waiting room, and lunch room in conjunction with the Merritt Service Station at 122 Mt. Holly Road. **Zone: CC**

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## **APPLICATIONS TO BE HEARD:**

**DePetrìs Family Associates 2, LLC, 207 Tuckerton Road, Block Lot,**  
**(continued from May 15, 2019 meeting)** Use Variance to demolish the existing PNC Bank and build 6,479 sf building containing four tenants, including a fast food restaurant with a drive-thru and three other retail tenants. **Zone: CC**

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**Steve & Susan Scassero, 5104.02/9, 1414 Stokes Road, ZVE-1046,** Bulk Variances required for proposed addition of 299 sf, covered porch of 70 sf, and an accessory 160 s/f shed. Lot Frontage 200' required, 100' existing, 100' proposed; Lot Acreage 2.0 acres required, 0.59 sf existing, 0.59 sf proposed; one side yard setback 50' required, 27.87' existing, 20.65' proposed; second side yard setback 50' required, 28.16' existing, 48' proposed; rear yard setback 100' required, 104.64' existing, 95.4' proposed; lot coverage 15% permitted, 20% existing, 22% proposed. **Zone: RGD-1**

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**Jason & Victoria Pinette, 4801.05/3, 14 Nelson Drive, ZVE-1047,** Bulk Variance required to construct a 288 sf in-ground pool and a 238 sf concrete walkway. Rear yard setback for pool 30' required, 7' proposed. Retroactive approvals for existing 56 sf shed; a 19.2 sf wooden deck; and a 352 sf concrete patio. **Zone: GD**

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- 9. General Public
- 10. Additional Action by Board
- 11. Motion for Adjournment

Beth Portocalis,  
Zoning Board Secretary