



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 18, 2019 7:00 P.M.

1. Open Public Meeting Statement
2. Roll Call
3. Flag Salute
4. Minutes – November 14, 2019 Regular Meeting & Executive Session 1 & Executive Session 2
5. Reports
6. Executive Session (Board Professional Appointments for 2020)
7. Correspondence-Ian Kerner requesting second one-year extension for Bulk Variances granted per Resolution 2018-8; (Block 402; Lot 2.02) Zone: HM

8. **MEMORIALIZATIONS:**

Robert Wagner, 656 Stokes Rd., Block 4801.01, Lot 24.01, ZVE -1048 Memorialization of amended Resolution 2019-24.

Kevin & Melissa Looney, 100 Heath Road, Block: 3202.04, Lot: 1, ZVE-1055, Resolution 2019-26, Memorialization of Bulk Variance approval to install a 4'H picket fence at the rear of the property and a 6' wood/wood look privacy fence facing the secondary street at Tuckerton Road. **Zone: GD**

Craig Coccaro, 32 North Main Street, Block: 1602, Lot: 6.02, ZVE-1054, Resolution 2019-27, Memorialization of approval of a Use Variance to permit an arcade business. **Zone: HVC**

Lisa Mikulak, 188 S. Lakeside Drive E., Block: 4903, Lot: 149, ZVE-1050,
Appeal of the Board denial of a driveway with two openings and reduction in the size of approved shed in the side yard. Building Coverage 12% required, 21.70% existing, 21.70% proposed; Lot Coverage 30% required, 32.22% existing, 38.46% proposed. Shed requires a 15' side yard setback and 5' was proposed. **Zone: GD**

9. **APPLICATIONS TO BE HEARD:**

David Hernandez & Kelly Monoky, 511 Fairview Road, Block: 5507.01, Lot: 11.07, ZVE-1052, Bulk Variance for an existing shed (80sf) to be located in rear yard. Lot Coverage 40.89% existing, 42.75% proposed, 30% permitted. **Zone: RGD-2**

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Jason Green & Angela Conti, 52 Sunrise Court, Block: 5301.15, Lot: 15, ZVE-1049, Bulk Variances required to construct a 652 sf in-ground pool. Building Coverage 15.4% existing, 15.4% proposed, 10 % permitted; Lot Coverage 31.9% existing, 35.2% proposed, 20% permitted. **Zone: RGD-1 (**Carry to January 15, 2020 meeting)**

Dynamic Flooring, 751 Stokes Road, Block: 4802, Lot: 14.02, ZVE-1056, Bulk Variances required to construct a 750 sf storage area to primary commercial building on a non-conforming lot. Front yard setback 52.7' existing, 52.7' proposed, 65' required; Side yard setback 11.2' existing, 3.4' proposed, 15' required; Rear yard setback 9.3 existing, 9.3 proposed, 40' required. Floor area ratio .22 existing, .336 proposed, .275 required. Building Coverage 20.39 % existing, 30.51 % proposed, 25% permitted. Lot Coverage 78% existing, 89% proposed, 65% permitted. Parking spaces 6 existing, +5 proposed, 11 required. **Zone: CC**

John Holsinger, 46 Oakwood Drive, Block: 2705, Lot: 6, ZVE-1057, Bulk Variances to construct a 325 sf addition to the rear of dwelling on a non-conforming lot. Front setback 65.3' existing, 65.3' proposed, 50' required; one side yard setback 5.7' existing, 5.7' proposed, 30' required; second side yard setback 14.3' existing, 14.3' proposed, 30' required; rear yard setback 50.8' existing, 37.8' proposed, 50' required. Building Coverage 18 % existing, 20% proposed, 12 % permitted. **Zone: GD**

Meredith Gilsleider, 22 Sandtown Road, Block: 807, Lot: 2, ZVE-1059, Bulk Variance required to exceed the height of a 768 sf detached garage; 24' H proposed, 20'H permitted. **Zone: AR**

10. General Public
11. Additional Action by Board
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 con