



DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT

17 North Main Street • Medford • NJ 08055

• PHONE: 609/654-2608 x312 or x315 • FAX: 609/953-7720

MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT

PUBLIC SAFETY BUILDING, 91 UNION STREET, MEDFORD

Wednesday, January 15, 2020, 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-Board Professional Appointments)
5. Nomination and Election of Chair
6. Nomination and Election of Vice-Chair
7. Appointment of Zoning Board Secretary, Resolution #2020-1
8. Appointment of Zoning Board Recording Secretary, Resolution #2020-2
9. Appointment of Zoning Board Attorney, Resolution #2020-3
10. Appointment of Zoning Board Engineer, Resolution #2020-4
11. Appointment of Zoning Board Planner, Resolution #2020-5
12. Establish 2020 Meeting Dates, Resolution #2020-6
13. Designate Official Newspaper, Resolution #2020-7

REGULAR MEETING

Open Public Meeting Statement

Roll Call

Flag Salute

Minutes - December 18, 2019 Regular Minutes & December 18, 2019 Executive Minutes
Reports

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

7. Correspondence - Hartford Square Associates, LLC, 135 Route 70, 401/14.03, Request for extension of approvals granted for Starbucks Restaurant with drive-thru per ZBA Resolution #2018-16 which expired April 2018. Zone: HM.

8. Agenda

MEMORIALIZATIONS:

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

Dynamic Flooring, 751 Stokes Road, Block: 4802, Lot: 14.02, ZVE-1056, Bulk Variance approvals 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**

MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT AGENDA
Wednesday, January 15, 2020
Page 2

John Holsinger, 46 Oakwood Drive, Block: 2705, Lot: 6, ZVE-1057, Bulk Variance approvals to construct a 325sf 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 approval to exceed the height of a 768 sf detached garage; 24' H proposed, 20'H permitted. **Zone: AR**

APPLICATIONS TO BE HEARD:

Lisa Mikulak, 188 S. Lakeside Drive E., Block: 4903, Lot: 149, ZVE-1050, Application for reconsideration of the Board denial at the November 2019 meeting 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** *(*Carried from the December 2019 Meeting)*

Jason Green & Angela Conti, 52 Sunrise Court, Block: 5301.15, Lot: 15, ZVE-1049, Bulk Variances to construct a 652 sf in ground pool. Building Coverage 10 % permitted, 15.4% existing, 15.4% proposed; Lot Coverage 20% permitted, 31.9% existing, 35.2% proposed. **Zone: RGD-1** *(*Carried from the December 2019 Meeting)*

David & Donna Hill, 47 N. Lakeside Drive W., 3103/23, Bulk Variances required to construct a second story addition and covered porch. Building Coverage 17.4% existing, 17.9% proposed, 12 % permitted. Lot Coverage 31.3% existing, 34% proposed, 30% permitted. Front yard setback 30' existing, 30' proposed, 50' required. Second side setback 14'9" existing, 14'9" proposed, 30' required. Rear yard setback 44' existing, 44' proposed, 50' required. **Zone: GD**

Joseph Orlando, 108 Route 70, Block: 901, Lot: 4, SPR-5636AF, Expansion of a dual use to allow an access driveway on the east side of the property. Previously granted Use Variance approvals by the Zoning Board. **Zone: HM**

9. General Public
10. Executive Session
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 concluded.