



**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, February 19, 2020, 7:00 P.M.**

**REGULAR MEETING**

Open Public Meeting Statement

Roll Call

Flag Salute

Minutes – January 15, 2020 Regular Minutes

January 15, 2020 Executive Session #1 Minutes

January 15, 2020 Executive Session #2 Minutes

January 29, 2020 Regular Minutes

January 29, 2020 Executive Session Minutes

Reports

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

7. Correspondence

8. Agenda

**MEMORIALIZATIONS:**

Appointment of Zoning Board Attorney, Resolution #2020-3 (Jerry Dasti)

Appointment of Zoning Board Engineer, Resolution #2020-4 (Christopher Noll)

Appointment of Zoning Board Planner, Resolution #2020-5 (Michelle Taylor)

Appointment of Zoning Board Conflict Attorney, Resolution #2020-8 (Eric Bernstein)

Appointment of Zoning Board Conflict Engineer, Resolution #2020-9 (Douglas White)

Appointment of Zoning Board Conflict Planner, Resolution #2020-10 (Edward Fox)

**Jason Green & Angela Conti, 52 Sunrise Court, Block: 5301.15, Lot: 15, ZVE-1049,**

**Resolution #2020-11**

Bulk Variance approval 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**

**David & Donna Hill, 47 N. Lakeside Drive W., 3103/23, ZVE-1060 Resolution #2020-12**

Bulk Variance approval 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 Resolution #2020-13**

Approval of an expansion of a dual use to permit an access driveway on the front and east side of the property. **Zone: HM**

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## **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 and January 2020 Meetings)

**Camp EFS – 26 Fostertown Road, Block 303, Lot 2.03 ZVE 1061-** Use Variance request to permit dual residency in an historic single family dwelling; with Use Variance density relief for recently granted minor sub-division. **Zone: AR**

**Steve Griffith – 23 Holly Drive; Block 2909, Lot 8 ESL 218I-** Bulk Variance to construct a new single family dwelling on a residential lot requiring one side yard setback. **Zone: GD**

**James Blair Murdock, 650 Tabernacle Road, Block: 4706, Lot: 4, ZVE-1058,** Bulk Variances required to construct a 2,000 sf pole barn & 2,566 sf driveway on a non-conforming lot. (1) Exceeds the permitted size of a garage 50' wide by 40' deep proposed; 45' wide by 24' deep permitted. (2) Accessory structure located in front yard which is not permitted in a front yard—proposed garage is setback 143' from Tabernacle Road. (3) Garage capacity twelve to sixteen vehicles proposed, three vehicles permitted. Lot Coverage 12.66 % existing, 18.15 % proposed, 15% permitted. **Zone: RGD-1**

**James & Jessica Eigenbrot, 98 Old Marlton Pike, Block: 906.01, Lot: 10, ZVE-1053,** Bulk Variances required to construct a 1,566.25 sf addition and 1,400 sf garage on a non-conforming lot. Lot Area 0.96 acres existing, 2.0 acres required. Lot Width at the building line is 183' existing, 200' required. Lot Depth 284.85' existing, 300' required. Side yard setback for principal dwelling 10.94' existing, 50' required; Front yard setback 53.82' existing, 100' required. Garage exceeds size permitted 35' wide by 40' deep proposed; 45' wide by 24' deep permitted. Garage height 20.875' proposed, 20' permitted. Garage capacity 4 to 5 vehicles proposed, 3 vehicles permitted. Garage side yard setback 35' existing, 15' proposed, 50' required. Lot Coverage 14.01% existing, 19.06% proposed, 15% permitted. **Zone: GMS**

**Thornberry Holdings LLC, 50-52 Eayrestown Road, Block: 804, Lot: 2.02, SPR-5749,** Preliminary & Final Site Plan approval for Stoklyn Estate Winery. Additional Use Variances including a D(1) Use Variance to permit the principal building to be expanded to include a banquet hall and covered porch addition; Amended Use Variance to permit the principal wine production barn to be two stories above surrounding grade where the previously proposed barn was one story above surrounding grade; Use Variance approval for the proposed principal wine production facility exterior, covered, storage area which is not permitted; and Bulk Variance & waiver required for primary side yard setback 60.4' existing, 49.51' proposed, 50' required, and a new bulk variance to permit the new portion of the structure to be made nonconforming due to the side yard variance. Previously granted Use Variance approvals. **Zone: AR**

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- 9. General Public
- 10. Executive Session (if required)
- 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.*