



DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT

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MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT

PUBLIC SAFETY BUILDING, 91 UNION STREET, MEDFORD

Wednesday, June 17, 2020, **5:30 P.M.**

Via Zoom Conference

PLEASE NOTE: This Meeting is being conducted during the current National Emergency with remote participation in accordance with guidance provided by the New Jersey Division of Local Government Services, Department of Community Affairs, as set forth in the Public Notice of this Meeting.

Meeting ID: 848 849 0899 // Password: 213971

ALL SUPPORTING APPLICATION DOCUMENTS ARE AVAILABLE ON THE MEDFORD MUNICIPAL WEBSITE AT: <http://www.medfordtownship.com/zoningboard>

REGULAR MEETING

Open Public Meeting Statement

Roll Call

Flag Salute

Minutes – May 20, 2020 Regular Meeting Minutes

5. Correspondence

6. Agenda

MEMORIALIZATIONS:

James Blair Murdock, 650 Tabernacle Road, Block: 4706, Lot: 4, ZVE-1058,

Resolution 2020-22.

Approval to construct a 1,080 sf detached garage requiring a Bulk Variance for placement in the front yard.

V. Anthony Cattani, 3 Hill Court, Block: 32.02.12, Lot: 45, ZVE-1062,

Resolution 2020-23.

Bulk Variance approvals to construct an in-ground pool. Maximum Lot coverage approval granted at 40% where 30% is permitted, and side and rear setbacks of 10 feet where 15 feet is required. **Zone: GD**

APPLICATIONS:

James & Jessica Eigenbrot, 98 Old Marlton Pike, Block: 906.01, Lot: 10, ZVE-1053,

(Continued from February 19, 2020 meeting)

*Application has been amended to eliminate the proposed detached garage and construct an attached garage sized 40' width x 45' depth (1800 sf) with two (2) garage doors each proposed at 14' height; and a 1,388 sf addition to the living area portion of the dwelling as proposed, requiring the following bulk variances: a.) The minimum side yard setback for the principal building is 50 feet, the existing dwelling is setback 10.94 feet from the eastern

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James & Jessica Eigenbrot, 98 Old Marlton Pike, Block: 906.01, Lot: 10, ZVE-1053
(continued)

property line; proposed setback is 40.62'; b) The permitted building coverage is 10%, the existing is 3.31%, and the proposed is 11.18%; c) the permitted lot coverage is 15%, the existing is 14.01%, and the proposed is 19.95%.; d) Private residential garages are permitted to be 45 feet wide by 24 feet deep or 1,080 SF. The applicant proposes a garage that is 40 feet wide by 45 feet deep, 1,800 sf; and e) Private residential garages are permitted to have a capacity for not more than three motor vehicles, where the proposed garage has a capacity for 7 to 8 vehicles.

An existing detached garage, shed and attached deck are proposed to be demolished; and the driveway partially removed and relocated.

Zone: GMS

Thornberry Holdings LLC, 50-52 Eayrestown Road, Block: 804, Lot: 2.02, SPR-5749,
(Carried from the February 19, 2020 meeting to the June 17, 2020 meeting) Preliminary & Final Site Plan approval and amended Use Variance approvals for Stoklyn Estate Winery.

7. General Public
8. Executive Session (if required)
9. Additional Action by Board
10. 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.