



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, November 18, 2020, 7:00 P.M. Via Zoom Conference & In-Person

PLEASE NOTE: This Meeting is being conducted during the current National Emergency with remote participation in accordance with guidance provided by the NJ Division of Local Government Services, Department of Community Affairs, as set forth in the Public Notice of this Meeting. Those attending in person must adhere to all current Governor's Executive Orders and Federal CDC requirements.

Meeting ID: 820 9139 5274 // Password: 985229

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

REGULAR MEETING

1. Open Public Meeting Statement
2. Roll Call
3. Flag Salute
4. Minutes – October 21, 2020 Regular Meeting Minutes
5. Correspondence
6. Agenda

MEMORIALIZATIONS:

James Zeck, 13 Andover Drive, Block 404.21/Lot 6. ZVE 1074

Resolution #2020-37

Bulk variance approvals to replace an existing rear deck on dwelling with a new, larger and partially covered deck, and the installation of an entryway overhang. Exceeds permitted lot coverage of 20%. Lot coverage proposed at 22.34%; existing 19.8%.

Zone: GMN

Valarie & Jay Bertsch, 6 Stoneycroft Court, Block 2701.17/Lot 64. ZVE-1075

Resolution #2020-38

Bulk variance approvals to maintain a 131 sf (9.9' x 13.3') paver patio and stair located at the rear of the dwelling. Exceeds permitted building coverage of 12%; existing 37%.

Exceeds permitted lot coverage of 30%; proposing 50.5%; 48.6% existing. Exceeds required rear yard setback of 10 feet; 1.1 feet proposed. Maintains 10' side lot line setback. **Zone: GD**

David Kotler, 2 Birchwood Drive, Block 4908/Lot 195. ZVE-1073

Resolution # 2020 -39

Bulk variance approvals to maintain two fences on a corner lot which are not permitted, including a 4' high solid fence within the front yard not meeting the required opacity of 50%; and a 6' high solid fence within the front yard where 4' is the maximum height.

Zone: GD.

APPLICATIONS:

Michael Reilly, 97 Centennial Avenue, Block 6001//Lot 9.02 ZVE-1070

Seeking bulk variance approvals to maintain a 10' x 16' (160 sf) shed in the front yard which is not permitted, with a setback of .5-1', where 5' is the required side yard shed setback. Exceeding overall lot coverage where 15% is permitted; 19.77% is proposed. Also seeking a waiver for wetlands buffer encroachment to maintain an existing stone fire pit/seating area and a timber retaining wall. **Zone: RGD-2.**

*(***This application is being carried to the December 16, 2020 meeting)*

Jill Santone, 120 N. Lakeside Dr. E, Block 4902//Lot 128 ZVE-1078

Seeking bulk variance approvals for an in-ground pool in the rear yard, requiring approval to exceed permitted building and lot coverages; exceed required side yard setback of 15' with 14.9' proposed; and also seeking a waiver for wetlands buffer encroachment. **Zone: GD**

*(***This application is being carried to the December 16, 2020 meeting)*

Dana & Jill Gounaris, 2 Dover Lane, Block 6407//Lot 1.08 ZVE-1077

Seeking bulk variance approval for a 12' x 24' shed (288sf) where 1668sf is the maximum size permitted. **Zone: RGD-1**

Patrick Griffin, 6 Lilac Lane, Block 5301.14//Lot 5 ZVE -1079

Seeking bulk variance approvals to maintain a 12' x 38' (456sf) accessory building (classified as a shed) in the rear yard, exceeding the permitted size of 168sf. Side yard setback existing at 17' where 50' is required. Maintain rear yard setback of 23' where 50' is required. Approval to maintain two accessory structures, where one is permitted, and thereby triggering the 50' setback requirements. **Zone: RGD-1.**

Robert Chambers, 2 Hollingshead Court, Block 805.02//Lot 8 ZVE-1080

Seeking bulk variance approval to maintain a 5' high black metal picket fence in the front yard of a corner property with Springhouse Drive; where 4' is the maximum height permitted; and to permit a metal picket fence in the front yard, where only a wood or simulated wood fence is permitted. **Zone: GMN**

Carlene Kurtz, 8 S. Lakeside Dr. W, Block 3107//Lot 31 ZVE-1081

Seeking bulk variance approvals for additions to existing single family dwelling with pre-existing non-conforming lot frontage, lot width, and lot depth. Side yard setback proposed at 6'; existing 12.2'; required 30'. Front yard setback proposed 37'; existing 54.1'; required 50'. Rear yard setback proposed 35.6'; existing 43.4' required 50'. Building coverage proposed 22%; existing 14.6%, permitted 12%. Lot coverage proposed 31.1%; existing 27.8%, permitted 30%. **Zone: GD**

MEDFORD ZONING BOARD OF ADJUSTMENT

November 18, 2020 Meeting Agenda

page 3

7. General Public
8. Executive Session (2021 Board Professional appointments)
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.