



## **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 20, 2021, 6:30 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 NJ Div. 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>**

### **6:30 PM -- REORGANIZATION MEETING**

1. Convening of Meeting
2. Open Public Meeting Statement
3. Swear in new and reappointed members
4. Flag Salute
5. Roll Call
6. Executive Session (Regarding Personnel Matters-Board Professional Appointments)
7. Nomination and Election of Chair
8. Nomination and Election of Vice-Chair
9. Appointment of Zoning Board Secretary, Resolution #2021-1
10. Appointment of Zoning Board Recording Secretary, Resolution #2021-2
11. Appointment of Zoning Board Attorney, Resolution #2021-3
12. Appointment of Zoning Board Engineer, Resolution #2021-4
13. Appointment of Zoning Board Planner, Resolution #2021-5
14. Appointment of Zoning Board Conflict Attorney #2021-8
15. Establish 2021 Meeting Dates, Resolution #2021-6
16. Designate Official Newspaper, Resolution #2021-7

### **REGULAR MEETING**

Minutes - December 16, 2020 Regular Minutes

December 16, 2020 Executive Minutes

Reports

3. Correspondence-Planner letter re: Thornberry Holdings/Stokelyn Winery signage
4. Agenda

### **MEMORIALIZATIONS:**

None

## **APPLICATIONS TO BE HEARD:**

### **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 was carried from the December 16, 2020 meeting)*

### **Rene Boesch, 29 Holly Drive, Block 2909; Lot 5, ZVE-1082**

Seeking bulk variance approvals to construct a 590sf addition to the front of the dwelling and a 300sf deck on the rear of the dwelling, exceeding permitted building coverage of 12%, with 13.2% existing and 18% proposed; to exceed the permitted lot coverage of 30%, with 27% existing and 32% proposed; to exceed required side yard setback of 30', with existing 15.97' and proposed 11.896'; to permit an existing 112sf shed to continue to be located 2.54' from the side yard property line where 5' minimum is required; to permit an existing 40sf woodshed to continue to be located .93' from the side yard property line where 5' is required; to permit two (2) accessory structures on the lot where only one (1) is permitted; and a waiver for wetlands buffer encroachment for the aforementioned shed located between the dwelling and the lake. **Zone: GD**

*(\*\*\*This application was carried from the December 16, 2020 meeting)*

### **Dawn & Dean Christianson, 23 Bortons Road, Block 6601; Lot 2.02, ZVE -1083**

Seeking bulk variance approvals to construct a 36' x 24' (864 sf) detached garage, to be located in the front yard which is not permitted, and exceeding the permitted number of garage parking spaces where three (3) are permitted and four (4) are proposed. **Zone: RGD-2**

*(\*\*\*This application was carried from the December 16, 2020 meeting)*

5. General Public
6. Executive Session (if needed)
7. Additional Action by Board
8. 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.*