



DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT

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MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT

PUBLIC SAFETY BUILDING, 91 UNION STREET, MEDFORD

Wednesday, February 17, 2021, 7:00 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: 872 0647 5795 // Password: 916706

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

REGULAR MEETING

1. Convening of Meeting
2. Open Public Meeting Statement
3. Flag Salute
4. Roll Call
5. Minutes- January 20, 2021 Re-Organization & Regular Meeting
January 20, 2021 Executive Session
6. Reports
7. Correspondence
8. Agenda

MEMORIALIZATIONS:

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

Resolution #2021-9 (Bifurcated)

Bulk variance approval 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. **Zone: RGD-2.**

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

Resolution #2021-10

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 and 40 sf woodshed to continue to be located 2.54' from the side yard property line where 5' minimum is required; and a waiver for wetlands buffer encroachment for the aforementioned shed located between the dwelling and the lake.

Zone: GD

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

Resolution #2021-11

Bulk variance approval 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**

APPLICATIONS TO BE HEARD:

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

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 bifurcated and continued from the January 20, 2021 meeting)*

Andrew & Heather Scibilia, 305 Hickory Court, Block 906.04; Lot 15 ZVE-1084

Seeking bulk variance approvals for an attached 370 sf cabana/deck with roof onto rear of dwelling and new paver patio areas in the rear yard to encompass an existing in-ground pool and hot tub/spa. Requiring principal building rear yard setback relief: 50' required; 39.4' existing; 23.4' proposed; accessory setback relief for the patio attached to the pool: 5.5' from the rear lot line is proposed; 15' is required; and lot coverage relief: 30% permitted; 34.5% existing; and 30.46% proposed. **Zone: GMS**

Jeff & Paula Sallade, 12 Nelson Drive, Block 4801.05; Lot 2 ZVE-1086

Seeking bulk variance approvals for an 880sf in-ground pool in the rear yard requiring rear yard setback relief; 15' required; 12' proposed; and lot coverage relief where 30% is permitted and 35.64% is proposed. (previous Board approvals granted for exceeding building coverage)
Zone: GD

9. General Public
10. Executive Session (if needed)
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.