



DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT

17 North Main Street • Medford • NJ 08055

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MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT

PUBLIC SAFETY BUILDING, 91 UNION STREET, MEDFORD

Wednesday, March 17, 2021, 7:00 P.M.

In person at Public Safety Building-91 Union Street and 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 - February 17, 2021 Regular Meeting
6. Reports
7. Correspondence
8. Agenda

MEMORIALIZATIONS:

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

Resolution #2021-12

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

Resolution #2021-13

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**

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 February 17, 2021 meeting)*

Carla Growney, 27 Cherry Street, Block 1602: Lot 7 HVR-419

Certificate of Appropriateness with bulk variance relief as may be required to demolish existing dwelling and rebuild new Single Family Dwelling on same footprint. **Zone: RHO**

James Brudnicki & Emily Riggs, 19 Robin Hood Drive, Block 2703.06; Lot 3 ZVE-1085

Seeking Bulk Variance approvals for a 370sf in-ground pool and 365 sf paver patio area in rear yard exceeding permitted lot coverage. 31% existing; 30% permitted; 36.5% proposed. **Zone: GD**

Justin Harty, 14 Christopher Mill Road, Block 2502.02; Lot 13.01 ZVE-1087

Seeking Use Variance approval to quarter horses on a residential lot whereby horses are not permitted in the Zone District. **Zone: GD**

Donald Colamesta & Carly Lenord, 2 Shawnee Court, Block 4701.01; Lot 2.09 ZVE - 1088

Seeking Bulk Variance approvals for an 864 sf detached garage (36'L x 24'D x 19.4'H) providing a total of six (6) garage parking spaces where three (3) are maximum permitted; a 20' x 20' pavilion (400 sf) exceeding the permitted accessory structure size of 168 sf; and approval for an existing deck requiring side yard setback relief. **Zone: RGD-1**

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.