



**DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT**

17 North Main Street • Medford • NJ 08055

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**MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT**

Wednesday, April 21, 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**

**REGULAR MEETING**

1. Convening of Meeting
2. Open Public Meeting Statement
3. Flag Salute
4. Roll Call
5. Minutes - March 17, 2021 Regular Meeting
6. Reports – 2019 Annual Report- moved to end of Agenda
7. Correspondence - request to carry Reilly Application to May 2021 Meeting
8. Agenda

**MEMORIALIZATIONS:**

**Carla Growney, 27 Cherry Street, Block 1602; Lot 7 HVR-419 Resolution 2021-14**

Memorialization of a Certificate of Appropriateness with bulk variance relief 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 Resolution 2021-15**

Memorialization of 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 Resolution 2021-16**

Memorialization of a 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-Colamesta, 2 Shawnee Court, Block 4701.01; Lot 2.09 ZVE-1088 Resolution 2021-17**

Memorialization of a Bulk Variance approval for 54" (4.5'H) black aluminum fence in front yard where 4'H is the maximum permitted in front yard. **Zone: RGD-1**

## **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)*

### **Donald Colamesta & Carly Lenord, 2 Shawnee Court, Block 4701.01; Lot 2.09**

#### **ZVE – 1088 (Bifurcated)**

Seeking Bulk Variance approvals to permit an 672 sf detached garage (28'L x 24'D x 20'H) within a front yard and setback 17 feet from Shawnee Court; and providing a total of six (6) garage parking spaces where three (3) are maximum permitted and provided within the attached garage; a 28' Lx 13' D x 20'H pavilion (364 sf) exceeding the permitted accessory structure size of 168 sf and height of 15'; and approval for an existing deck requiring side yard setback relief, where 50' is required and 5' is provided. **Zone: RGD-1**

*(\*\*\*This application was bifurcated and continued from the March 17, 2021 meeting)*

### **John Davern – 67 Eayrestown Road, Block 304; Lot 4.06 ZVE-1089**

Seeking Bulk Variance approvals to permit a 28' x 44' (1,232 sf) detached garage; with a proposed height of 22.5', 20' height is permitted; and 3 additional garage spaces, proposing a total of 6 garage spaces where 3 garage spaces maximum are permitted on a residential lot.

**Zone: AR**

### **Joseph & Carol Tarbutton – 5 Cedar Falls Drive, Block 6309; Lot 5 ZVE-1092**

Seeking Bulk Variance approvals for 29.5' x 24' (709 sf) attached garage on non-conforming lot requiring side yard setback and increased driveway paving (450 sf) requiring a waiver to be setback 0' where 10' is required; ~~one side 50' required, 62.33' existing, 32.72' proposed;~~ ~~building coverage relief 10% permitted, 7% existing, 9.9% proposed~~ lot coverage relief ~~15~~20% permitted, 18.97% existing, 23.53% proposed. **Zone: RGD-2**

**Susan D. Allen – 14 West Lake Avenue, Block 3711 Lot 7 ZVE-1093** Bulk Variance approvals to maintain an enlarged shed 10.3' -x 8.2' (84.46 sf) not meeting side yard setbacks 4.4' existing, 15' required. **Zone: GD**

9. General Public
10. 2019 Annual Report **Resolution 2021-18** (Accepting the 2019 Annual Report)
11. Executive Session (if needed)
12. Additional Action by Board
13. 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.*

