



DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT

49 Union Street • Medford • NJ 08055-2342

• PHONE: 609/654-2608 x315

MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT

Wednesday, May 19, 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 – April 21, 2021 Regular Meeting
6. Reports
7. Agenda

MEMORIALIZATIONS:

Donald Colamesta & Carly Lenord, 2 Shawnee Ct, Block 4701.01; Lot 2.09 ZVE – 1088

Resolution #2021-19

Memorialization of Bulk Variance approvals to permit an 672 sf detached garage (28'L x 24'D x 20'H) within a front yard and setback 22 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; and an attached 28' L x 13' D x 20'H covered patio (364 sf) on the rear of the detached garage exceeding the permitted accessory structure size of 168 sf and height of 15 feet.

Zone: RGD-1

John Davern – 67 Eayrestown Road, Block 304; Lot 4.06 ZVE-1089 Resolution #2021-20

Memorialization of Bulk Variance approvals to permit a 28' x 44' (1,232 sf) detached garage; with a proposed height of 22.5' whereby 20' height is the maximum 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**

Susan Allen – 14 West Lake Avenue, Block 3711 Lot 7 ZVE-1093 Resolution #2021-21

Memorialization of denial of Bulk Variance requests to maintain an enlarged shed 10.3' x 8.2' (84.46 sf), not meeting side yard setbacks requirement of 15' where 4.4' is existing. **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 with the requirement to re-notice)

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' from the side yard property line where 10' is required; proposed lot coverage relief 20% permitted, 18.97% existing, 23.53% proposed. Wetlands buffer waiver for existing shed in rear yard 3' from wetlands stream. **Zone: RGD-2**

(This application was adjourned from the April 21, 2021 meeting w/out the requirement to re-notice)

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

Seeking bulk variance approvals for an in-ground pool with concrete decking (660sf) in the rear yard, retroactive building coverage relief 12% permitted, 16.2% existing, 16.2% proposed; proposed lot coverage relief 30% permitted, 36.2% existing, 40.9% proposed; exceed required side yard setback of 15' with 14.9' proposed; and also seeking a waiver for wetlands buffer encroachment to Birchwood Lake . **Zone: GD**

Christopher Tait, 9 Cedar Falls Drive, Block 6309//Lot 3 ZVE-1096

Bulk Variances required to construct an addition consisting of a two car garage and laundry room on the first floor and two bedrooms on the upper floor at the front of dwelling; front porch at the mid or entry level along the front of dwelling; a family room at the mid or entry level at the rear of dwelling; recreation and four season room on the lower level with master suite on the upper floor at the rear of dwelling. Proposed building coverage relief 10% permitted, 5.45% existing, 10.74% proposed; proposed lot coverage relief 20% permitted, 17.75% existing, 25% proposed; two-story addition exceeds required side yard setback of 30' with 28.55' existing, 29.42' proposed; garage exceeds required side yard setback of 30' with 24.7' existing, 23' proposed; garage exceeds required front yard setback of 50' with 42.8' existing, 40' proposed; detached garage capacity for more than 3 motor vehicles, where 2 garage spaces exist, and 2 additional are proposed within the attached garage; a waiver is required from the 10' side yard setback to permit the driveway to be between 0 to 10 feet from the side lot line, at the expanded driveway and angled parking spaces along the southern property line. **Zone: RGD-2**

9. General Public
10. Executive Session (DePetrus/Dunkin Litigation)
11. Additional Action by Board - added meeting June 30, 2021
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.