



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, June 16, 2021, 7:00 P.M.

PUBLIC SAFETY BUILDING, 91 UNION STREET, MEDFORD

REGULAR MEETING

1. Convening of Meeting
2. Open Public Meeting Statement
3. Flag Salute
4. Roll Call
5. Minutes – May 19, 2021 Regular Meeting
May 19, 2021 Executive Session
6. Reports
7. Agenda

MEMORIALIZATIONS:

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

Resolution #2021-22

Memorialization to approve a waiver for wetlands buffer encroachment to maintain an existing stone fire pit/seating area and a timber retaining wall. **Zone: RGD-2.**

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

Resolution #2021-23

Memorialization to approve Bulk Variances for a 29.5' x 24' (709 sf) attached garage on non-conforming lot requiring side yard setback and increased driveway paving (450 sf), approval of a waiver to be setback 0' from the side yard property line where 10' is required; and lot coverage relief where 20% is permitted, 18.97% is existing, and 23.53% is approved. Existing shed to be relocated to side yard between front of dwelling and rear deck at least 5' from property line.

Zone: RGD-2

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

Resolution #2021-24

Memorialization to approve Bulk Variances for an in-ground pool with concrete decking (660sf) in the rear yard, retroactive building coverage relief 12% permitted, 16.2% existing, 16.2% approved and lot coverage relief 30% permitted, 36.2% existing, 40.9% approved; and also approval of a waiver for wetlands buffer encroachment to Birchwood Lake. **Zone: GD**

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

Resolution #2021-25

Memorialization to approve Bulk Variances 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. Building coverage relief 10% permitted, 5.45% existing, 10.74% approved; lot coverage relief 20% permitted, 17.75% existing, 25% approved; two-story addition exceeds required side yard setback of 30' with 28.55' existing, 29.42' approved; garage exceeds required side yard setback of 30' with 24.7' existing, 23' approved; garage exceeds required front yard setback of 50' with 42.8' existing, 40' approved; detached garage capacity for more than 3 motor vehicles, where 2 garage spaces exist, and 2 additional are approved within the attached garage; and a waiver from the required 10' side yard setback to permit the driveway to be between 5 to 10 feet from the side lot line, at the expanded driveway and angled parking spaces along the southern property line.

Zone: RGD-2

APPLICATIONS TO BE HEARD:

Karoline Kokolis, 6 Heron Court, Block 3203//Lot 1.16 ZVE-1091

Seeking Bulk Variance approval to construct an in-ground pool with filter and patio (1,282 sf) in the rear yard and retroactive approval for (96 sf) shed, requiring lot coverage relief where 20% is permitted, 25.77% is existing, and 30.31% is proposed. **Zone: RGD-1**

8. General Public
9. Executive Session – DePetrus Litigation/Special Meeting
10. Additional Action by Board – reminder of added meeting on June 30, 2021
11. 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.