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, JULY 21, 2021 7:00 P.M.
PUBLIC SAFETY BUILDING, 91 UNION ST.

REGULAR MEETING

- Convening of Meeting
- Open Public Meeting Statement
- Flag Salute
- Roll Call
- Minutes – June 30, 2021 Regular Meeting
- Reports
- Agenda

MEMORIALIZATION:

Medford Cemetery Associates, Inc., 25 Fostertown Road, Block 302//Lots 27, 28 & 39.01 PBC-525 RESOLUTION 2021-27

Approval of Use Variance and granting of Minor Subdivision to subdivide Lot 28 into two lots; Lot B containing 38.362 acres and Lot C containing 40.958 acres. Use Variance approvals to permit a cemetery on Lot B whereby a cemetery is not a permitted use within the AR Zone. A mausoleum building for proposed Lot B was granted Variance relief as there is not street/roadway frontage. Bulk Variances were granted for Lot Frontage 200' is required, 0' is provided; Lot Width 200' is required, 0' is provided; Lot Depth 300' is required, 0' is provided; minimum 75' front yard buffer for proposed lot B, the northern property line is the front yard, setback 5.5' from the rear line of lot 39.01. Submission Waivers approved to permit use of the property as a cemetery (Application is a proposed expansion of the existing Park View Cemetery located at 25 Fostertown Road.) **Zone: AR**

APPLICATIONS TO BE HEARD:

Michael Sweeney, 16 Pendleton Court, Block 5301.15//Lot 8, ZVE-1099 Seeking Bulk Variances to construct an addition of 246.07 sf, lot coverage relief 23.92% existing, up to 25% proposed, 20% permitted. **Zone: RGD-1**

Linda Yaffa, 27 Montclaire Road, Block 403.01//Lot 26 ZVE-1090 Seeking Bulk Variances to permit sunroom addition (100 sf) to rear of dwelling exceeding rear yard setback 11' existing, 5' proposed, 10' required. **Zone: GMN-AR**

*****WITHDRAWN***** 57 North Main Street, LLC, Block 1401.01//Lot 7 ZVE - 1100** – Use Variances to permit three (3) businesses on same block & lot. One in existing designated commercial building (aka 19 Charles Street) to permit a "to-go" ice cream shoppe; and two (2) in existing residential dwelling reverting back to commercial space (aka 57 N. Main Street) to permit retail space on the 1st floor and office space on the 2nd floor. Requiring Site Plan Waivers for parking and Variance for pre-existing/non-conforming rear yard setback whereby 40' is required and 27.5' is existing. **HVC Zone.**

8. General Public
9. Executive Session (if required)
10. Additional Action by Board
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.