



DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT

49 Union Street • Medford • NJ 08055

• PHONE: 609/654-2608 x315

**MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, NOVEMBER 10, 2021 7:00 P.M.
PUBLIC SAFETY BUILDING, 91 UNION ST.
& VIA ZOOM CONFERENCE Meeting ID: 870 6369 8309 // Passcode: 540584**

PLEASE NOTE: This Meeting is being conducted with remote participation in accordance with guidance provided by the NJ Division of Local Government Services, Department of Community Affairs, as set forth in the Public Notice of this Meeting.

REGULAR MEETING

1. Convening of Meeting
2. Open Public Meeting Statement
3. Flag Salute
4. Roll Call
5. Correspondence
6. Minutes – October 20, 2021 Regular Meeting
7. Reports
8. Agenda

MEMORIALIZATIONS:

Fr. John Bishara, 2 Springhouse Dr., Block 805.02//Lot 1 ZVE-1097, Resolution #2021-32

Memorialization of a Bulk Variance denial to permit installation of a non-compliant 6' high white privacy fence in a landscaping buffer/easement area. Memorialization of a Bulk Variance approval to permit a shed (96sf) with a 2.5' side yard setback whereby a 10' minimum setback is required. **Zone: GMN**

Robert Bergman, 1 Andover Drive, Block 404.21//Lot 12 ZVE-1102, Resolution #2021-33

Memorialization of a Bulk Variance approvals to permit an in-ground pool with patio and deck area totaling 1,561 sf in the rear yard; exceeding the permitted lot coverage of 35%; whereby 32.3% is existing and 41.7% is proposed. **Zone: GMN**

Timothy Diekmann, 147 Tuckerton Road, Block 2702.01//Lot 4.04 & 4.05, ZVE-1101, Resolution #2021-34

Memorialization of Bulk Variance approvals to construct an oversized attached 3-bay garage of 1,260 sf, with proposed 28' depth where 24' is permitted; and an existing 60' x 26' 28' detached garage exceeding the permitted size of 45' x 24' with two bays existing and two attached carports being proposed; thus, proposing garage parking spaces for five to seven (5-7) vehicles

total whereby three (3) garages parking spaces is permitted. Retroactive approval for two (2) shed/gazebos each being 177sf exceeding the permitted size of 168 sf. **Zone: GD**

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APPLICATIONS TO BE HEARD:

Joseph & Angela DeLuccia, 46 Woodthrush Tr. W., Block 3202.12//Lot 23, ZVE-1103.

Seeking Bulk Variance approvals to permit a proposed in-ground pool with decking (1,588 sf) exceeding lot coverage 25.8 % existing, 37.1% proposed, 30% permitted. Retroactive approval for existing 100sf shed located 0.6' from the side yard property line where 5' is required. (Existing 4'h fence is in violation for current location.) **ZONE: GD**

Michael Murphy, 1 Normandy Drive, Block 2703.08/Lot 1, ZVE-1104

Seeking Bulk Variances approvals to permit a proposed in-ground pool with concrete decking (842 sf) in the front yard on a corner property lot that does not meet setbacks requirements. Setback along Friar Tuck Drive requires 35' where 11.2' is proposed. Also, retroactive approval for existing 160 sf shed located in the front yard towards Normandy Drive 35' setback required 25' existing. **Zone: GD**

9. General Public
10. Executive Session (if required)
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 conc