



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

49 Union Street • Medford • NJ 08055

• PHONE: 609/654-2608 x315

**MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, DECEMBER 15, 2021 7:00 P.M.  
PUBLIC SAFETY BUILDING, 91 UNION ST.  
& VIA ZOOM CONFERENCE**

**Zoom Meeting ID: 815 4714 8115 // Passcode:493893**

***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 – November 10, 2021 Regular Meeting
7. Reports -2020 Annual Report- moved to end of Agenda
8. **Agenda**

**MEMORIALIZATIONS:**

**Joseph & Angela DeLuccia, 46 Woodthrush Tr. W., Block 3202.12//Lot 23, ZVE-1103, Resolution #2021-35,** Memorialization of a Bulk Variance approvals for an in-ground pool in the rear yard with decking (1,588 sf) exceeding lot coverage 25.8% existing, 37.1% proposed, 30% permitted. **Zone: GD**

**Michael Murphy, 1 Normandy Drive, Block 2703.08/Lot 1, ZVE-1104, Resolution #2021-36,** Memorialization of Bulk Variance approvals for an in-ground pool on a corner lot that does not meet front and side yard setbacks. Also, retroactive approval for an existing shed not meeting the required side yard setbacks. **Zone: GD**

## **APPLICATIONS TO BE HEARD:**

**Stephen Fox, 10 Brookwood Drive, Block 5501.02//Lot 16, ZVE-1107-** Seeking Bulk Variances to construct inground pool with concrete decking totaling 1,559.78 sf requires lot coverage relief 20.6% existing, 23.4% proposed, 20% permitted. Existing driveway requires a waiver for side yard setback 10' required 5' existing; existing driveway requires a waiver for lot coverage 20.6% required with horseshoe driveway, proposed total lot coverage is 32.22%; existing driveway requires a waiver for corner lots minimum distance between a proposed apron and the extended curb line of the intersecting street must be a minimum of 75', previous access on Bradford Court has a distance of 63'. **Zone: RGD-2**

**Brian Bonelli, 6 Carol Joy Road, Block 4801.02//Lot 3, ZVE-1105,** Seeking Bulk Variances for existing 387sf paver patio on the rear of the dwelling that requires lot coverage relief 28.89% existing, 42.42% proposed, 30% permitted; Patio to be 13.6 feet from the side lot line and 11 feet from the rear lot line, where 28 feet existed, and 30 feet is required. Building coverage 19.64% previously existed, and at the time the rear deck was enclosed 23.34% occurred, and 20% is permitted. Existing 80 sf shed requires side yard setback relief 2' existing, 5' required. Existing enclosed porch requires rear yard setback relief 11' existing, 30' required. **Zone: GD\_**

**Amega Enterprises, LLC, 1322 Stokes Road, Block 4806//Lots 3.01 & 3.03 ZVE-1095** Use Variance to permit commercial use, commercial vehicles (Landscaping) and residential use on a residentially zoned property. **Zone: RGD-1**

9. General Public
10. 2020 Annual Report by Board Planner Michelle Taylor.  
**Resolution #2021-37:** Accepting the 2020 Annual Report
11. Executive Session (if required)
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 conc*