



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

49 Union Street • Medford • NJ 08055

• PHONE: 609/654-2608 x315

**MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**WEDNESDAY, FEBRUARY 16, 2022 \*\*6:00 P.M.**

**PUBLIC SAFETY BUILDING, 91 UNION ST.**

**& VIA ZOOM ON-LINE 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. **Executive Session** – Board Professional Appointments (until 7:00 pm)  
**RESUMPTION OF REGULAR MEETING**
6. Correspondence- Request from Bonelli to continue hearing of application to March
7. Minutes – January 19, 2021 Regular Meeting & Executive Session Meeting
8. Reports
9. **Agenda**

**MEMORIALIZATIONS:**

**Appointment of Zoning Board Attorney, Resolution #2022-06**

**Appointment of Zoning Board Engineer, Resolution #2022-07**

**Appointment of Zoning Board Planner, Resolution #2022-08**

**Kathleen Rieck, 10 Woodland Avenue, Block 3803//Lot 4, ZVE-1106, Resolution #2022-09,**  
Memorialization of Bulk Variances for retroactive approval of a screened porch requiring side yard setback relief: 23.73' proposed, 30' required; and rear yard setback relief: 38.65' proposed, 50' required. **Zone: GD**

**James Jefferson, 35 Jackson Road, Block 4801.01//Lot 9, ZVE-1011, Resolution #2022-10,**  
Memorialization of bifurcated application granting both d(1) and d(2) Use Variances for retroactive approvals to permit expansion of previously granted nonconforming uses to maintain both residential and commercial use on the property in a commercial zoning district. The commercial use was expanded to permit a massage therapy business as a “personal services” use complimentary to the existing personal fitness training use. Applicant is required to come back before the Board within six months to seek site plan, design waiver and bulk variance approvals for the structures on the parcel. **Zone: CC**

**APPLICATIONS TO BE HEARD:**

**Brian Bonelli, 6 Carol Joy Road, Block 4801.02//Lot 3, ZVE-1105**

*(Continued from the December 15, 2021 meeting- will be further continued to March meeting)*

Seeking Bulk Variances for retroactive approvals for a 387sf paver patio on the rear of the dwelling that requires lot coverage relief 32.63% existing, 37.45% proposed, 30% permitted; building coverage 26.1% existing, 26.1% proposed, 20% permitted. Existing 80 sf shed requires side yard setback relief 2’ existing, 5’ required. **Zone: GD**

**Star Sprinkler Systems, Inc., 108 Chairville Road, Block 809//Lot 4, ZVE-1108**

*(Carried from the January 19, 2022 meeting)*

Seeking d (1) Use Variance to permit storage of material, equipment and commercial vehicles associated with an irrigation business on a residential parcel. Storage yards are not a permitted use in the Highway Management (HM) Zone District or upon preserved farmland. **Zone: HM**

**John & Leslie Wright, 194 S. Lakeside Drive E., Block 4903//Lots 145.02 & 146, ZVE-1109,**

Bulk Variance required for non-conforming lot to demolish existing sun room totaling 150 sf and construct a three-season room addition with porch totaling 400sf one side yard setback relief 15’ required, 16.9’ existing, 11.65’ proposed; second side yard setback relief 15’ required, 19.3’ existing, 19.3’ proposed; rear yard setback relief 50’ required, 25.8’ existing, 36.36’ proposed. Seeking Building Coverage relief 12% permitted, 13.8% existing, 16% proposed. **Zone: GD**

**Joseph Orlando, 144 & 148 Old Marlton Pike, Block 906.02//Lot 21 & 22, SPR-5757.**

*(This application is being carried to the March meeting )*

Seeking two d (1) Use Variances for lot 21 one to permit a one-way drive for use as truck and/or

vehicular circulation; second to permit the existing garage/pole barn on lot 21 to serve as storage for an off-site user, not the resident of the dwelling. Bulk Variances are required for the constructed detached accessory residential garage or principal building side yard setback 50' required, 54.6' per permit plot plan, and constructed 32.5' from side lot line; constructed detached residential garage or principal building front yard setback 75' is required, 66' per

Medford Zoning Board of Adjustment Meeting Agenda  
February 16, 2022  
Page 3

permit plot plan, and constructed 38.7' from Hartford Road. Seeking a d (2) expansion of a nonconforming use variance for lot 22 to add an 1,895 sf wood and metal pole barn addition to the existing 1,325 sf concrete and masonry building. Bulk Variances required to permit the addition and site changes, relief required for addition 30' side yard setback required and 0' feet provided, addition 50' rear yard setback required and 0' provided, addition 50' front yard setback to Hartford Road required and from 10.4' to 24.6' provided to Harford Road; Building coverage 12% permitted, 8.8% existing, and 21.4% proposed; Lot coverage 30% permitted, 84.6% existing, and 65.9 provided. **Zone: GMS**

10. General Public
11. Executive Session (if needed)
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*