



DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT

49 Union Street • Medford • NJ 08055

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**MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT
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. Correspondence
6. Minutes – February 16, 2022 Regular Meeting & Executive Meeting
7. Reports
8. **Agenda**

MEMORIALIZATIONS:

Star Sprinkler Systems, Inc., 108 Chairville Road, Block 809//Lot 4, ZVE-1108, Resolution #2022-11

Denial for a 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, Resolution #2022-12

Bulk Variance approvals on a non-conforming lot to permit demolition of existing sunroom totaling 150sf, and approvals to construct a three-season room addition with porch totaling 400sf; requiring one side yard setback relief whereby 30' is required, 16.9' is existing, and 11.65' was proposed; second side yard setback relief whereby 30' is required, 19.3' is existing, and 19.3'

was proposed; and rear yard setback relief whereby 50' is required, 25.8' is existing, and 36.36' was proposed. Building Coverage relief was also granted whereby 12% is permitted, 13.8% is existing, and 16% was proposed. **Zone: GD**

Medford Zoning Board of Adjustment Meeting Agenda
March 16, 2022
Page 2

APPLICATIONS TO BE HEARD:

Peter Kimani, 1 Blue Heron Ct., Block 5507.06//Lot 38, ZVE-1094,

Seeking Bulk Variance approval for retroactive approval to permit a 217sf shed whereby accessory structures are permitted not to exceed 168 square feet. **Zone: RGD-2**

Christopher Hawkins, 492 Tuckerton Road. Block 5301.14//Lot 2, ZVE-1111,

Seeking Bulk Variance approval to permit a 200 sf shed where whereby accessory structures are permitted not to exceed 168 square feet. **Zone: RGD-1**

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

(Carried from the December 15, 2021 meeting)

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

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

(Continued from the February 16, 2022 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 permit plot plan, and constructed 38.7' from Hartford Road. 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**

Randy & Cynthia Senkle, 112 Hickory Lane, Block 906.05//Lot 1, Seeking Bulk Variance approvals for side yard setback relief whereby 10' is required and 1.5' is proposed in order to

construct a parking area of 685sf to park an RV. Lot coverage relief is also required whereby 30% is permitted, 29.74% is existing, and 34.66% is proposed. **Zone: GMS**

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

9. General Public
10. Executive Session
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