



DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT

49 Union Street • Medford • NJ 08055

• PHONE: 609/654-2608 x315

**MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, APRIL 20, 2022 at 7:00 p.m.
PUBLIC SAFETY BUILDING, 91 UNION ST.**

AGENDA

1. Convening of Meeting
2. Open Public Meeting Statement
3. Flag Salute
4. Roll Call
5. Correspondence
6. Minutes – March 16, 2022 Regular Meeting
7. Reports
8. **Agenda**

MEMORIALIZATIONS:

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

Resolution #2022-13

Memorialization of a Bulk Variance approval granting retroactive approval of a 217 square foot 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

Resolution #2022-14

Memorialization of a Bulk Variance approval to permit a 200 square foot 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

Resolution #2022-15

Memorialization of Bulk Variance approvals granting retroactive approvals for a 387sf paver patio on the rear of the dwelling that requires lot coverage relief where 28.89% was existing, 48.65% was proposed, and whereby 30% is permitted; building coverage relief whereby 19.64% was existing, 26.96% was proposed, and whereby 20% is permitted. Variances were also granted for the rear yard principal building setback whereby 30' was required and 7.86' was approved; and for the principal building side yard setback whereby 25' was required and 13.6' was approved. An existing 80sf shed requiring side yard setback relief was approved whereby 5' was required and .30' was existing. **Zone: GD**

Joseph Orlando, 144 & 148 Old Marlton Pike, Block 906.02//Lot 21 & 22, SPR-5757
Resolution #2022-16

Memorialization of a bifurcated application granting approval of a d(1) Use Variances for Lot 21 to permit expanded, non-conforming use; and the creation of a one-way drive for use as truck and/or vehicular circulation for an existing Goodwill facility located in a residential zone district where such use is not permitted . **Zone: GMS**

APPLICATIONS TO BE HEARD:

Randy & Cynthia Senkle, 112 Hickory Lane, Block 906.05//Lot 1, ZVE-1110

Seeking Bulk Variance approvals to construct a 10' wide, 325sf asphalt driveway extension adjacent to the existing attached garage and driveway of the residence and a 10' wide, 360sf concrete/stone parking pad alongside the garage continuing from the proposed asphalt driveway to park a recreational vehicle. The proposed requires a side yard setback relief whereby 10' is required and 1.5' is proposed; lot coverage relief is required whereby 30% is permitted, 29.74% is existing, and 34.66% is proposed. Also, a waiver is required per section 520 I from the Land Development Ordinance, for the driveway and parking area to be located less than 10' from the side property line. **Zone: GMS**

Christine Suchecki, 21 Shadow Oak Drive, Block: 3202.14//Lot 7, ZVE-1115

Seeking Bulk Variance approvals required for proposed two additions and an attached garage addition (3 total additions) to principal dwelling; with one addition totally 320.5sf to one side of dwelling; proposed front attached garage addition of 276 sf, and proposed rear addition of 110sf. Building Coverage relief required 9.7% existing, 13.8% proposed and 12% permitted; front yard principal building setback 43.48' existing, 28' proposed and 50' required; side yard principal building setback 35.5' is existing, 15.5' is proposed and 30' is required. **Zone: GD**

Jennifer A. Lynch, 39 Union Street, Block: 1601//Lot 11, ZVE-1112

Seeking Use Variance approvals to revert a residential dwelling that was most recently utilized as a commercial property (as a permitted use in the Restricted Commercial (RC) Zone District) back to residential use where residential use is not a principal permitted use in the RC Zone. **Zone: RC**

Robert & Susan Grant, 103 East Lake Blvd., Block: 3601//Lot: 2, ZVE-1113

Seeking Bulk Variance approvals for both existing and proposed unpermitted conditions (three decks, stairs, landings, brick and concrete walks/paths); and a proposed patio area and retaining wall totaling 500 sf, exceeding building coverage 30% previously approved, 33% now existing, 12% permitted; exceeding lot coverage 30% existing, 74% proposed, 20% permitted; one side yard principal building setback 12' existing, 11' proposed, 15' required, other side yard principal building setback 8' existing, 0' proposed, 15' required; front yard principal building setback 24.2' existing, 50' required; rear yard principal building setback 38' existing, 26' proposed, 50' required. (Prior Bulk Variance approvals granted in 1990 permitted 30% lot coverage) A portion of existing wood fence along the south side property line is located on an

adjoining property. The existing conditions also require wetland buffer relief due to existing encroachment. **Zone: GD**

Medford Zoning Board of Adjustment Meeting Agenda

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Fieldstone Associates, 196-198 Old Marlton Pike, Block 905//Lot 10.01, 10.02 & 11, SPR-

5758 – Preliminary and Final Site Plan approvals required for proposed 3-story self-storage facility. A d(1) Use Variance is required to permit the self-storage facility. A d(4) Floor Area Ratio Use Variance is required .25 allowed and .60 proposed. Bulk Variances required for building square footage whereby 35,000 sf is permitted and a 41,217 sf footprint is proposed with a total overall 119,151 sf total square footage is proposed. The building height permitted is 2.5 stories with a maximum 35' height; whereby 3 stories and 35' height is proposed. A loading zone of 10' x 40' is required and whereby 10' x 30' is proposed. Variance for off-street loading is proposed in front yard where only side and rear yard is permitted. Waivers are required per Section 506 to permit less than the required landscape buffer materials, fencing and berms; per Section 520 F. to permit loading in the front yard.

Zone: HM

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