



**MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, MAY 18, 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-Conte/Star Sprinkler Systems, Inc, 108 Chairville Road, appeal of the ZBA denial per Resolution #2022-11
6. Minutes – April 20, 2022 Regular Meeting
7. Reports
8. Agenda

MEMORIALIZATIONS:

Randy & Cynthia Senkle, 112 Hickory Lane, Block 906.05//Lot 1, ZVE-1110, Resolution #2022-17

Memorialization of 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 in order 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 design waiver was approved 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, Resolution #2022-18

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

Jennifer A. Lynch, 39 Union Street, Block: 1601//Lot 11, ZVE-1112, Resolution #2022-19

Memorialization of Use Variance granting approvals to revert a residential dwelling that was most recently utilized as a commercial property (a permitted use in the Restricted Commercial (RC) Zone District) back to residential use whereby 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, Resolution #2022-20

Memorialization of Bulk Variances granting 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. Approvals granted for exceeding building coverage, whereby 30% was previously approved, 33% was existing, and 12% is permitted; for exceeding lot coverage whereby 30% was existing*, 74% was proposed, and 20% is permitted; one side yard principal building setback whereby 12' was existing, 11' was proposed and 15' is required; other side yard principal building setback whereby 8' was existing, 0' was proposed and 15' is required; front yard principal building setback whereby 24.2' is existing and 50' is required; rear yard principal dwelling setback relief whereby 38' was existing, 26' was proposed and 50' is 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 and is to be relocated to applicant's property. Wetlands buffer encroachment relief was also granted due to existing conditions along the lakefront. **Zone: GD**

APPLICATIONS TO BE HEARD:

Matthew Shinn, 268 Atsion Road, Block 6504//Lot 11.03, ZVE-1119

Seeking bulk variances required to permit a proposed oversized residential detached garage 30' x 50' (1500 sf) whereby 24' x 45' (1,080 sf) is the maximum size permitted. Proposed location meets all setback requirements and coverage allowances. **Zone: RGD-1**

James & Jacqueline Boggs, 8 Thrush Way, Block 4701.01//Lot 25, ZVE-1117

Seeking retroactive bulk variance approvals for an existing 60 sf shed and 1,215 sf patio installed without permits. Also seeking bulk variance approvals for a proposed front and rear porch totaling in 324 sf requiring lot coverage relief whereby 29.61% is existing, 29.32 % is proposed and 15% is permitted on a pre-existing non-conforming sized lot. **Zone: RGD-2**

Patrick & Patricia Mackey, 82 Branch Street, Block 1804//Lot 6, ZVE-1118

Pre-existing non-conforming lot requires Bulk Variance approval to demolish an existing laundry room of 166 sf and construct family room and laundry room additions totaling in 640 sf. The applicant is also seeking approvals to install a 256 sf paver patio area and 250sf of sidewalks. A proposed covered porch requires side yard setback relief whereby 4' is proposed, 9.3' is existing, and 15' is required; front yard setback relief 8.1' existing, 8.1' proposed, 15' required. **Zone: HVR**

Jamie Griffith, 4 Sarnesfield Way, Block 6401//Lot 3, ZVE-1120

Seeking retroactive Bulk Variance approvals required to maintain a concrete decking area and in-ground pool sized larger than was previously approved. Approvals required for exceeding lot coverage whereby 15% is permitted and 18.09% is proposed; and for a pavilion & concrete area exceeding the required side yard setback whereby 5' is required and 1.49' is proposed. **Zone: RGD-2**

Ian Fawthrop, 4 Grist Mill Court, Block 5301.23// Lot 3.10, ZVE-1123

Seeking bulk variance relief required for a proposed in-ground pool of 600sf with 551 sf of concrete decking exceeding the permitted lot coverage whereby 19.43% is existing, 24.04% is proposed and 15% is permitted. **Zone: RGD-1**

9. General Public
10. Executive Session (if needed)
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