



DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT

49 Union Street • Medford • NJ 08055

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**MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, JUNE 15, 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 – May 18, 2022 Regular Meeting
7. Reports
8. Agenda

MEMORIALIZATIONS:

Matthew Shinn, 268 Atsion Road, Block 6504//Lot 11.03, ZVE-1119, Resolution #2022-21

Memorialization of bulk variance approvals 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 met all setback requirements and coverage allowances. **Zone: RGD-1**

James & Jacqueline Boggs, 8 Thrush Way, Block 4701.01//Lot 25, ZVE-1117, Resolution #2022-22

Memorialization for retroactive bulk variance approvals for an existing 60 sf shed and 1,215 sf patio installed without permits. Also granted bulk variance approvals for a front and rear porch totaling in 324 sf requiring lot coverage relief whereby 29.61% is existing, 29.32 % was 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, Resolution #2022-23

Memorialization of bulk variance approvals on a pre-existing non-conforming lot to demolish an existing laundry room of 166 sf and construct family room and laundry room additions totaling in 640 sf. The applicant also received approvals to install a 256 sf paver patio area and 250sf of sidewalks. A proposed covered porch requiring side yard setback relief whereby 4' was proposed, 9.3' is existing, and 15' is required was also approved. A Certificate of Appropriateness was also granted for consistency with the Historic Medford Village Zone district. **Zone: HVR**

Jamie Griffith, 4 Sarnesfield Way, Block 6401//Lot 3, ZVE-1120, Resolution #2022-24

Memorialization of Bulk Variance approvals to maintain a concrete decking area and in-ground pool sized larger than was previously approved. Approvals were also granted for exceeding lot coverage whereby 15% is permitted and 18.09% was proposed; and for a pavilion/pergola of 195 sf exceeding the permitted accessory structure size of 168sf located on a concrete area exceeding the required side yard setback whereby 5' is required and 1.49' was proposed. **Zone: RGD-2**

Ian Fawthrop, 4 Grist Mill Ct., Block 5301.23// Lot 3.10, ZVE-1123, Resolution #2022-25

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

APPLICATIONS TO BE HEARD:

Stephen Fox, 10 Brookwood Drive- Construct 60” (5 foot) aluminum fence along property lines on a corner lot (Bradford Court) where only 4’H split rail fence is permitted in the front yard areas. **Zone: RGD-2**

Fieldstone Associates, 196-198 Old Marlton Pike, Block 905//Lot 10.01, 10.02 & 11, SPR-5758 (Continued from April 18, 2022 ZBA meeting) – Preliminary and Final Site Plan approvals required for proposed 3-story self-storage facility. The application has been amended, and as such requires: d (1) Use Variance to permit the self-storage facility; d (4) Floor Area Ratio (FAR) Use Variance whereby .25 is allowed and .48 is proposed; and d (6) Height Use Variance required to permit a building height of 42 feet (3 stories) whereby 35 feet and 2 ½ stories are permitted. Bulk Variances required for building square footage whereby 35,000 sf is permitted and an overall 94,100sf (previously 119,151sf total) is proposed. The building height permitted is 2.5 stories with a maximum 35’ height with a complete roof comprising at least ¼ of the building height is required; whereby 3 stories and 35’ height with a true peaked gambrel style (barn) roof is proposed. A loading zone of 10’ x 40’ is required and whereby 10’ x 30’ is proposed. A Bulk Variance for off-street loading is required in the front yard whereby only side and rear yard loading is permitted. Waivers are required per Section 506 to permit less than the required landscape buffer materials, fencing and berms; and per Section 520 F. to permit loading in the front yard. **Zone: HM**

Auto Zone Northeast, LLC, 185 Route 70, Block 404/Lot 31, SPR-5760 - Seeking Preliminary & Final Major Site Plan approvals with bulk variance reliefs to construct a new Auto Zone retail business on a shopping center pad site. **Zone: HC-1**

(This application has been remanded to the Planning Board. The applicant will be required to re-notice for the next available Planning Board meeting)

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 concluded.