



**MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, JULY 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- James Jefferson, 35 Jackson Road. Block 4801.01//Lot 9, ZVE-1011
Application Update (Bifurcated at January 2022 meeting)
6. Minutes – June 15, 2022 Regular Meeting
7. Reports
8. Agenda

MEMORIALIZATIONS:

Stephen Fox, 10 Brookwood Drive, Block 5501.02//Lot 16. ZVE 1124- Resolution #2022-26
Approval to 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 Resolution # 2022-27

Denial of Use Variances to permit a self-storage facility, inclusive of a d(1) Use Variance to permit a self-storage facility; a d(4) Floor Area Ratio (FAR) whereby .25 is allowed and .48 was proposed; and a d(6) Height Variance required to permit a building height of 42 feet (3 stories) whereby 35 feet and 2 ½ stories are permitted; along with multiple bulk variance reliefs for building square footage, roof style, loading zone and off street loading; and waiver reliefs for landscape buffer and loading in the front yard. **Zone: HM**

APPLICATIONS TO BE HEARD:

Rick Muscavage, 25 Sawmill Road, Block 6601; Lot 15, ZVE-1125 – Seeking Bulk Variances required for a 14’ x 14’ (196sf) shed exceeding the permitted shed size of 168sf; and the placement of said shed in the front yard along the driveway whereby sheds must be placed in a side or rear yard. **Zone: RGD-2**

Shane & Meredith Gardner, 22 Sandtown Road, Block 807; Lot 2, ZVE- 1129 – Seeking Bulk Variances required to construct a new single family dwelling to replace dwelling destroyed by fire. New dwelling requires a rear yard setback whereby 100’ is required and 65’ is proposed. Lot depth is pre-existing non-conforming at 240.15’ where 300’ is required. (Lot size is also pre-existing non-conforming at 2.613 acres where 4 acres is the minimum) **Zone: AR**

Oscar Benavides, 200 East Lake Blvd., Block 3603; Lot 1, ZVE-1121 – Seeking Bulk Variances for retroactive approval for recently installed 4'H vinyl picket fence on corner lot whereby front yard fences are required to be constructed of wood (preferably split-rail); for a 130 sf pergola in the rear yard, exceeding the number of permitted accessory structures (2 structures where one is permitted); proposing 17% lot coverage where 15.8% is existing and 12% is permitted; and also seeking a design waiver for the driveway whereby 75' minimum distance between the driveway apron and the intersecting street, and 46' is existing/proposed. **Zone: GD**

M2 Properties, 131 Mt. Holly Road, Block 404.07; Lot 24, ZVE-1114 – Seeking a d(1) or d(2) Use Variance determination to permit multiple existing uses on the parcel, including a residence, a property management company, and a landscaping contractor . **Zone: RHO**

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.