



DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT

49 Union Street • Medford • NJ 08055

• PHONE: 609/654-2608 x324

MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, AUGUST 17, 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. Executive Session
6. Correspondence
7. Minutes – July 20, 2022 Regular Meeting
8. Reports (moved to end of Agenda)
9. Agenda

MEMORIALIZATIONS:

Rick Muscavage, 25 Sawmill Road, Block 6601; Lot 15, ZVE-1125
Resolution #2022-28

Bulk Variances approvals 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
Resolution #2022-29

Bulk Variances approvals to construct a new single family dwelling to replace dwelling destroyed by fire. New dwelling required a rear yard setback whereby 100' is required and 65' was approved. 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
Resolution #2022-30

Bulk Variance approvals for existing 4'H vinyl picket fence on corner lot whereby front yard fences are required to be constructed of wood with 50% opacity; for an existing 130sf pergola in the rear yard, exceeding the number of permitted accessory structures (2 structures where one is permitted); overall 17% lot coverage where 15.8% was existing and 12% is permitted. Design Waiver approval also granted for the existing driveway, whereby 75' minimum distance between the driveway apron and the intersecting street is required, and 46' is existing. **Zone: GD**

APPLICATIONS TO BE HEARD:

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**

Steve Petterson, 83 Taunton Road, Block 2908; Lot 4 – Seeking Bulk Variances to permit garage addition to principal dwelling requiring building coverage relief whereby 12.9% is proposed and 12% is permitted; lot coverage relief whereby 32.7% is proposed and 30% is permitted; and side yard setback relief whereby 16.4’ is proposed and 30’ is required.
Zone: GD

Sean Bradley, 77B Eayrestown Road, Block 304; Lot 4.12 – Seeking retroactive bulk variance approval for a 16’ x 24’ (384sf) oversized shed located in the rear yard whereby sheds may not exceed 168sf. **Zone: AR.**

Michael Schillaci & Dana Angelo, 91 Christophers Mill Rd, Block 2202; Lot 3- Seeking bulk variance approvals required for a 18’ x 21’ (378sf) one story addition requiring rear yard setback relief whereby 13’ is proposed; 26.38’ is existing(pre-existing/non conforming) and 50’ is required. **Zone: GD**

(This application is being carried to the September 21, 2022 Zoning Board meeting)

10. Reports – 2021 Annual Report by Board Planner Michelle Taylor
Resolution #2022-31: Accepting the 2021 Annual Report
11. General Public
12. Executive Session
13. Additional Action by Board
14. 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.