



**DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT**

49 Union Street • Medford • NJ 08055

• PHONE: 609/654-2608 x324

**MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT AGENDA**

**WEDNESDAY, OCTOBER 19, 2022 at 6:00 p.m.**

**PUBLIC SAFETY BUILDING, 91 UNION ST.**

1. Convening of Meeting
2. Open Public Meeting Statement
3. Flag Salute
4. Roll Call
5. WORKSHOP MEETING
6. REGULAR MEETING – 7:00 p.m.
7. Correspondence
8. Minutes
9. Reports
10. Memorializations:
  - a. Sebastian Dronski, 2 Lippincott Court, 805.01/36, ZVE-1132  
Memorialization of resolution approving bulk variance to erect both 4' & 6" vinyl fence on a corner property with two front yards, whereby front yard fences cannot exceed four feet and must be constructed of wood with 50% opacity.
  - b. Michael Schillaci & Dana Angelo, 91 Christopher's Mill Rd, 2202/3, ZVE-1116  
Memorialization of resolution approving bulk variance 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.
  - c. Memorialization of resolution appointing Ann Bell as Zoning Board Secretary for the calendar year of 2022.
11. Applications/Official Action:
  - a. John Pensabene, 10 Woodland Avenue, 3803/4, ZVE-1130  
Seeking Bulk Variance approvals to construct a 12'W x 24'D (288 square feet) detached garage requiring side yard setback relief whereby 5' is proposed and 15' is required. Zone: GD (Continued from the September 21, 2022 meeting)
  - b. M2 Properties, 131 Mt. Holly Road, 404.07/24, 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. (Continued from the August 17, 2022 meeting)
  - c. James Jefferson, 35 Jackson Road, 4801.01/9, ZVE-1011  
Seeking Bulk Variance approvals as required from the minimum 15 feet side yard setback to permit a 30-feet by 20 feet oversized play set/outdoor physical fitness equipment (600 SF), 3.4 feet to the southern property line for use as part of the principal use of training facility. A Bulk Variance is required from the minimum building setback distance of 20 feet where no separation is provided between the training building and massage building and approximately 10 feet between the dwelling and massage therapy business shed structure.

d. Sam's Medford Service Center, 108 Route 70, 901/4, ZVE-1131

Expansion of a non-conforming use, to utilize 100% of an existing garage/storage building for automobile lifts that has been vacated.

12. General Public
13. Executive Session
14. Additional Action by Board
15. Motion for Adjournment

Ann Bell, AICP, PP

*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.*