



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, DECEMBER 21, 2022 at 7:00 p.m.
PUBLIC SAFETY BUILDING, 91 UNION ST.**

1. Convening of Meeting
2. Open Public Meeting Statement
3. Flag Salute
4. Roll Call
5. Correspondence
6. Adoption of Minutes
 - a. November 9, 2022, Zoning Board Meeting
7. Reports
8. Memorialization of Resolutions
 - a. Resolution 2022-40, Perkins, 26 Oak Ct., 5301.06/3, ZVE-1133, bulk variance approvals for building coverage, lot coverage and rear yard setback for the construction of a deck, walkway and patio.
 - b. Resolution 2022-41, Sakoian, 1 Travis Ct., 4101.01/20, ZVE-1136, bulk variance approval to construct an entranceway element, front porch, that would exceed the 45% maximum linear distance of the foundation wall.
 - c. Resolution 2022-42, Kelchner, 554 McKendimen Rd., 5101.01/4.02, ZVE-1122, bulk variance approvals for an existing oversized accessory structure, exceeding the number of accessory structures permitted and locating an accessory structure in the front yard.
9. Applications
 - a. M2 Properties, 131 Mt. Holly Road, 404.07/24, ZVE-1114-Use Variance to permit property management business and landscaping business plus residential use. *(Continued from August & September meeting)* Request to be carried to January.
 - b. Julie Blinderman – Bannett, 26 S. Wendover, 6103/18, ZVE-1134 – Seeking bulk variances to construct a front addition which encroach into the front yard and side yard setbacks and a rear addition that encroaches into the side and rear yard setbacks; both exceed the 10% maximum building and 20% lot coverages allowed.
 - c. William & Trisha McGehrin, 71 N Lakeside Dr W, 3010/6, ZVE-1139 – Seeking bulk variance to construct covered outdoor kitchen exceeds the 12% maximum building coverage allowed.
 - d. Thomas & Cynthia Durham, 215 Taunton Blvd, 3708/3, ZVE-1137 – Seeking bulk variance to construct front porch extension which exceeds the 10% maximum building coverage and 20% maximum lot coverage allowed.

- e. **Lucas Mitchell, 23 Ponte View Dr, 6405.01/9.19, ZVE-1138** – Seeking bulk variance to construct in-ground swimming pool which exceeds the 20% maximum lot coverage allowed.
- f. **Jeff Wilson, 8 Muirfield Ct, 905/13.04, ZVE-1140** – Seeking bulk variance for existing 6 foot-high, white-vinyl fence in front yard which exceeds the maximum 4 feet height and 50% opacity allowed.

- 10. General Public
- 11. Executive Session – 2023 Professional Board Appointments
- 12. Additional Action by Board
- 13. Adjournment

Ann Bell, AICP, PP
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.