



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

49 Union Street • Medford • NJ 08055

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**MEDFORD TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
PUBLIC SAFETY BUILDING, 91 UNION ST.  
FEBRUARY 21, 2024 7:00 P.M.  
AGENDA**

1. Convening of Meeting
2. Open Public Meeting Statement
3. Flag Salute
4. Roll Call
5. Correspondence
6. Minutes
  - a. January 31, 2024 Regular Meeting
  - b. January 31, 2024 Executive Session
7. Reports
8. Memorialization of Resolutions
  - a. 2024-08, Christine Suchecki, 21 Shadow Oak Drive, 3202.14/7, ZVE-1115 – Approval of one-year extension for bulk variance.
  - b. 2024-09, Goodwill Industries, 11 Tomlinson Mill Rd, 5605/7, ZVE-1161 – Denial of Use Variance and Minor Site Plan application for a drop-off center.
  - c. 2024-10, Mathoan Gas #7, LLC, 174 Route 70, 903.02/26.03, ZVE-1156 – Approval of Use Variance and Minor Site Plan application for a gas station and convenience store.
9. Applications
  - a. Julie Blinderman – Bannett, 26 S. Wendover, 6103/18, ZVE-1134 – Seeking a one-year extension for a bulk variance approved per Resolution 2022-48.
  - b. Christina Mull, 12 Trimble Street, 2002/4.01, ZVE-1179 – Seeking bulk variance approvals for exceeding front yard and side yard setbacks for a one and a two story addition to the rear of the dwelling, relocation of existing shed, and construction of a 20' x 20' detached garage in the RHO Zone District. Application also requires a Certificate of Appropriateness for historic zone designation.

- c. Michael Adams, 2 Chief Massasoit Road, 721/1, ZVE-1177 – Seeking retroactive bulk variance approvals for exceeding the front yard setbacks for an existing 480sf second story deck and a shed; and side yard setback for a 240sf second story deck.
- d. Res-Care, Inc., 268 Hopewell Road, 5604/6, ZVE-1170 – Seeking bulk variance approvals for exceeding the maximum lot coverage for the construction of a driveway. *(Continued from the November 2023 meeting)*
- e. J & J Development Group, LLC, 122 East Route 70, 902/1.03, ZVE-1178 – Seeking d(3) Conditional Use Variance approvals to permit the demolition of existing building and on-site improvements and construction of a 13,905sf multi-tenant shopping center that includes a 2,400sf quick-service/fast food restaurant with pick-up window only. *(Carried from the January 2024 meeting)*

10. Executive Session

11. Additional Action by Board

12. Motion for Adjournment

Ann Bell, 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 conc*