** ***DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT*** 49 Union Street **·** Medford **·** NJ 08055

**·** PHONE: 609/654-2608 x315

**MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**WEDNESDAY, JANUARY 19, 2022 6:30 P.M.   
VIA ZOOM CONFERENCE**

***PLEASE NOTE: This Meeting is being conducted with remote participation in accordance with guidance provided by the NJ Division of Local Government Services, Department of Community Affairs, as set forth in the Public Notice of this Meeting.***

Zoom Meeting ID: 815 4714 8115 // Passcode:493893

**6:30 PM -- REORGANIZATION MEETING**

1. Convening of Meeting
2. Open Public Meeting Statement
3. Swear in new and reappointed members
4. Flag Salute
5. Roll Call
6. Executive Session (Regarding Personnel Matters-Board Professional Appointments)
7. Nomination and Election of Chair
8. Nomination and Election of Vice-Chair
9. Appointment of Zoning Board Secretary, Resolution #2022-1
10. Appointment of Zoning Board Recording Secretary, Resolution #2022-2
11. Establish 2022 Meeting Dates, Resolution #2022-3
12. Designate Official Newspaper, Resolution #2022-4

**REGULAR MEETING**

1. Convening of Meeting
2. Open Public Meeting Statement
3. Flag Salute
4. Roll Call
5. Correspondence-Letter from Conte/Star Sprinklers to carry application to February   
    Request from Bonelli to continue hearing of application to February
6. Minutes – December 15, 2021 Regular Meeting
7. Reports
8. **Agenda**

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**MEMORIALIZATIONS:**

**Stephen Fox, 10 Brookwood Drive, Block 5501.02//Lot 16, ZVE-1107,   
Resolution #2022- 5**   
Memorialization of Bulk Variances to construct inground pool with concrete decking totaling 1,559.78 sf requires lot coverage relief 20.6% existing, 23.4% proposed, 20% permitted. Existing driveway requires a waiver for side yard setback 10’ required 5’ existing; existing driveway requires a waiver for lot coverage 20.6% required with horseshoe driveway, proposed total lot coverage is 32.22%; existing driveway requires a waiver for corner lots minimum distance between a proposed apron and the extended curb line of the intersecting street must be a minimum of 75’, previous access on Bradford Court has a distance of 63’. **Zone: RGD-2**

**APPLICATIONS TO BE HEARD:**

**Brian Bonelli, 6 Carol Joy Road, Block 4801.02//Lot 3, ZVE-1105**  
*(Continued from the December 15, 2021 meeting—will be further continued to February mtg)*Seeking Bulk Variances for retroactive approvals for a 387sf paver patio on the rear of the dwelling that requires lot coverage relief 32.63% existing, 37.45% proposed, 30% permitted; building coverage 26.1% existing, 26.1% proposed, 20% permitted. Existing 80 sf shed requires side yard setback relief 2’ existing, 5’ required. **Zone: GD**

**Kathleen Rieck, 10 Woodland Avenue, Block 3803//Lot 4, ZVE-1106**Seeking BulkVariances for retroactive approvals for screened porch side yard requires setback relief 23.73’ proposed, 30’ required; screened porch rear yard requires setback relief 38.65’ proposed, 50’ required. **Zone: GD**

**Star Sprinkler Systems, Inc., 108 Chairville Road, Block 809//Lot 4, ZVE-1108***(Will be carried to the February 16, 2022 meeting)*Seeking d(1) Use Variance to permit storage of material, equipment and commercial vehicles associated with an irrigiation business on a residential parcel. Storage yards are not a permitted us in the Highway Management (HM) Zone District or upon preserved farmland. **Zone: HM**

**James Jefferson, 35 Jackson Road, Block 4801.01//Lot 9, ZVE-1011**   
Seeking both d(1) and d(2) Use Variances for retroactive approvals to permit expansion of nonconforming uses for two principal buildings (residential and commercial), which have been expanded, a third use and building added, and the area of the lot used for the nonconforming uses and structures has been increased, outdoor storage and operations are not permitted. A Bulk Variance is 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. Bulk Variance 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. **Zone: CC**

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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 conc*