

**MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING**

16 June 2021 at 7:00 p.m.

Public Safety Building, 91 Union Street

Attorney Dasti called the meeting to order at 7:06 p.m. and read the Statement of Conformance with the Open Public Meetings Act and the Municipal Land Use Law.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: Cocivera, Hamilton, Meehan, Pullman, Rickards, Simmers, Symons,
Umba, Wolf
Absent: None
Professional Staff: Attorney Jerry Dasti, Planner Michelle Taylor, Secretary Beth Portocalis

MINUTES:

May 19, 2021 Regular Meeting – Vice Chairman Cocivera made a motion to approve the May 19, 2021 Zoning Board Regular Meeting minutes. Mr. Pullman seconded the motion. Mr. Umba and Mr. Wolf abstained. A unanimous voice vote of the other members carried the motion.

May 19, 2021 Executive Session Meeting – Vice Chairman Cocivera made a motion to approve the May 19, 2021 Zoning Board Executive Session minutes. Mr. Hamilton seconded the motion. Mr. Umba and Mr. Wolf abstained. A unanimous voice vote of the other members carried the motion.

REPORTS: None

CORRESPONDENCE: None

RESOLUTIONS TO BE MEMORIALIZED:

Michael Reilly, 97 Centennial Avenue, Block 6001//Lot 9.02 ZVE-1070

Resolution #2021-22

Bifurcated portion of application approving a waiver for wetlands buffer encroachment to maintain an existing circular stone fire pit/seating area and a timber retaining wall. **Zone: RGD-2.**

Recorded Vote:

Ayes: Pullman (2), Rickards, Simmers, Meehan, Cocivera (M), Symons
Nays: None
Abst.: None
Motion carried: 6 - 0 - 0

Joseph & Carol Tarbutton – 5 Cedar Falls Drive, Block 6309//Lot 5 ZVE-1092

Resolution #2021-23

Bulk Variance approvals for 29.5' x 24' (709 sf) attached garage on a non-conforming lot requiring side yard setback relief, and increased driveway paving (450 sf) requiring a waiver to be setback 0' where 10' is required; lot coverage relief where 20% is permitted, 18.97% is existing, and 23.53% is approved; and a side yard setback of 5' for an existing shed to be relocated to the side yard. **Zone: RGD-2**

Recorded Vote:

Ayes: Hamilton, Pullman, Rickards (2), Meehan, Simmers, Cocivera (M),
Symons
Nays: None
Abst.: None
Motion carried: 7 - 0 - 0

Jill Santone, 120 N. Lakeside Dr. E, Block 4902//Lot 128 ZVE-1078
Resolution #2021-24

Bulk Variance approvals for an in-ground pool with concrete decking (660sf) in the rear yard, retroactive building coverage relief 12% permitted, 16.2% existing, 16.2% proposed; lot coverage relief 30% permitted, 36.2% existing, 40.9% approved; and also approving a waiver for wetlands buffer encroachment to Birchwood Lake . **Zone: GD**

Recorded Vote:

Ayes: Hamilton, Pullman, Rickards (2), Meehan, Simmers, Cocivera (M),
Symons
Nays: None
Abst.: None
Motion carried: 7 - 0 - 0

Christopher Tait, 9 Cedar Falls Drive, Block 6309//Lot 3 ZVE-1096
Resolution #2021-25

Bulk Variance approvals to construct an addition consisting of a two car garage and laundry room on the first floor and two bedrooms on the upper floor at the front of dwelling; front porch at the mid or entry level along the front of dwelling; a family room at the mid or entry level at the rear of dwelling; recreation and four season room on the lower level with master suite on the upper floor at the rear of dwelling. Building coverage relief 10% permitted, 5.45% existing, 10.74% approved; lot coverage relief 20% permitted, 17.75% existing, 25% approved; two-story addition exceeding required side yard setback of 30' with 28.55' existing, 29.42' approved; garage exceeding required side yard setback of 30' with 24.7' existing, 23' approved; garage exceeding required front yard setback of 50' with 42.8' existing, 40' approved; detached garage capacity for more than 3 motor vehicles, where 2 garage spaces exist, and 2 additional are approved within the attached garage; a waiver is approved from the 10' side yard setback to permit the driveway to be between 5 to 10 feet from the side lot line, at the expanded driveway and angled parking spaces along the southern property line. **Zone: RGD-2**

Recorded Vote:

Ayes: Hamilton, Pullman, Rickards (2), Meehan, Simmers, Cocivera (M), Symons
Nays: None
Abst.: None
Motion carried: 7 - 0 - 0

APPLICATIONS/OFFICIAL

Karoline Kokolis, 6 Heron Court, Block 3203//Lot 1.16 ZVE-1091

Seeking Bulk Variance approval to construct an in-ground pool with filter and patio (1,282 sf) in the rear yard and retroactive approval for a 96sf shed, requiring lot coverage relief where 20% is permitted, 25.77% is existing, and 30.31% is proposed. **Zone: RGD-1**

SWORN: Alex and Karoline Kokolis, Owners

Mrs. Kokolis opened the testimony by describing their lot and the proposed 690 square foot in-ground pool with an added patio area of 592 square feet surrounding the pool for the enjoyment of their family. The area of the rear yard where the pool is to be located is relatively flat, and no trees will need to be removed. A new pool compliant fence (either 4' split rail with wire mesh or 5' black aluminum) will surround the rear yard, and extend from the dwelling to the shed to the side yard property line and then following the side and rear yard property lines. The fence will be specified at the time the Zoning Permit is to be issued, or they will apply separately for a fence permit that both conforms to the Ordinances and is pool compliant. The older, existing fencing shown on the survey will be removed. They do not plan to install the 48" fence surrounding the pool that was shown on the survey/pool grading plan.

Mrs. Kokolis continued that the new fence will shield the pool equipment from view from the street and neighboring properties. After discussion with Board members, the Kokolis' agreed to relocate the pool equipment to behind the shed so as not to be visible from the street. They also are planning to add landscaping screening.

Chairwoman Symons asked about the 2018 Variance the Board had approved. (Resolution 2018-19) whereby building coverage of 11.5% and lot coverage of 26.3% had been granted. Mrs. Kokolis explained there was a small decrease in the lot coverage approved between that approval and this application as they did not construct all of the paver patio area that had been approved by the Board in 2018.

After discussion about the shed, the Board members indicated that they wanted the Kokolis' to make a separate retroactive application for the shed.

PUBLIC: Mr. Rickards made a motion to open the application to the public. Mr. Pullman seconded. The voice vote was unanimous in favor.

No one from the Public spoke.

Mr. Umba made a motion to close the public portion. Vice Chairman Cocivera seconded. The voice vote was unanimous in favor.

Vice Chairman Cocivera made a motion to approve the application as proposed, with the condition to (1) relocate the pool equipment behind the shed; and (2) apply for and receive separate approvals for the shed and fencing. Mr. Umba seconded the motion.

Recorded Vote:

Ayes:	Hamilton, Pullman, Rickards, Umba, Wolf, Cocivera, Symons
Nays:	None
Abst.:	None
Motion carried:	7 - 0 - 0

After consultation with Mr. Dasti, this Resolution will be listed to be memorialized at the added June 30, 2021 Zoning Board meeting.

GENERAL PUBLIC: Vice Chairman Cocivera made a motion to open the meeting to the public. Mr. Rickards seconded. The voice vote was unanimous in favor.

No one from the Public spoke.

Mr. Hamilton made a motion to close the general public portion of the meeting. Mr. Umba seconded the motion. The voice vote was unanimous in favor.

EXECUTIVE SESSION: The Board convened in an Executive Session at 7:30 pm. The Executive Session meeting closed at 7:54 pm and the regular meeting re-convened.

ADDITIONAL ACTION(S) BY THE BOARD: A reminder by Secretary Portocalis for the added meeting on Wednesday, June 30, 2021. This will be an in-person meeting held at the Public Safety Building Courtroom/Council Chambers.

MOTION FOR ADJOURNMENT:

Mr. Hamilton made a motion to adjourn the June 16, 2021 Zoning Board of Adjustment meeting at 7:56 pm. Mr. Umba seconded the motion. The voice vote was unanimous.



Beth Portocalis, Zoning Board Secretary & Recording Secretary