

# 2021 Medford Township Zoning Board Annual Report

## Appendix A

Res No.	Applicant	Block	Lot	Address	App#	Zone	Principal Setback			Size (SF)	Building Coverage	Lot Coverage	Accessory Structures				Other Bulk Variances/notes	Use Variances	Approved
							Front	Side	Rear				Side	Rear	Size (SF)	#			
2021-9, 2021-22	Michael Reilly	6001	9.02	97 Centennial Avenue	ZVE-1070	RGD-2						19.77%	.5-1'		shed 160 SF		bulk variance approvals to maintain a 10' x 16' (160 sf) shed in the front yard which is not permitted, with a setback of .5-1', where 5' is the required side yard shed setback. Exceeding overall lot coverage where 15% is permitted; 19.77% is proposed. (#9) Memorialization to approve a waiver for wetlands buffer encroachment to maintain an existing stone fire pit/seating area and a timber retaining wall. (#22)		yes (bulk variance and waiver for wetlands buffer)
2021-10	Rene Boesch	2909	5	29 Holly Drive	ZVE-1082	GD		11.896' to deck		590 SF bedroom addition, deck 300 SF	18%	32%	2.54' (existing shed) and .93' (40 SF woodshed)				Bulk variance approvals to construct a 590sf addition to the front of the dwelling and a 300sf deck on the rear of the dwelling, exceeding permitted building coverage of 12%, with 13.2% existing and 18% proposed; to exceed the permitted lot coverage of 30%, with 27% existing and 32% proposed; to exceed required side yard setback of 30', with existing 15.97' and proposed 11.896'; to permit an existing 112sf shed and 40 sf woodshed to continue to be located 2.54' from the side yard property line where 5' minimum is required; and a <b>waiver for wetlands buffer encroachment for the aforementioned shed located between the dwelling and the lake.</b>		yes
2021-11	Dawn & Dean Christianson	6601	2.02	23 Bortons Road	ZVE-1083	RGD-2									864 SF detached garage, 4 total parking spaces		bulk variance approvals to construct a 36' x 24' (864 sf) detached garage, to be located in the front yard which is not permitted, and exceeding the permitted number of garage parking spaces where three (3) are permitted and four (4) are proposed.		yes
2021-12	Andrew and Heather Scibilia	906.04	15	305 Hickory Court	ZVE-1084	GMS			23.4'			30.46%			370 SF cabana for a pool		Bulk variance approvals for an attached 370 sf cabana/deck with roof onto rear of dwelling and new paver patio areas in the rear yard to encompass an existing in-ground pool and hot tub/spa. Requiring principal building rear yard setback relief: 50' required; 39.4' existing; 23.4' proposed; accessory setback relief for the patio attached to the pool: 5.5' from the rear lot line is proposed; 15' is required; and lot coverage relief: 30% permitted; 34.5% existing; and 30.46% proposed.		yes
2021-13	Jeff and Paula Sallade	4801.05	2	12 Nelson Drive	ZVE-1086	GD						35.64%		12'	880 SF in ground pool		Bulk variance approvals for an 880sf in-ground pool in the rear yard requiring rear yard setback relief; 15' required; 12' proposed; and lot coverage relief where 30% is permitted and 35.64% is proposed. (previous Board approvals granted for exceeding building coverage)		yes
2021-14	Carla Growney	1602	7	27 Cherry Street	HVR-419	RHO	10.55'	1.95', 10.88'					3.33'	1.57' encroachment	shed 160 SF		Memorialization of a Certificate of Appropriateness with bulk variance relief to demolish existing dwelling and rebuild new Single Family Dwelling on same footprint.		yes, certificate of appropriateness
2021-15	James Brudnicki and Emily Riggs	2703.06	3	19 Robin Hood Drive	ZVE-1085	GD						36.58%			pool and patio		Memorialization of Bulk Variance approvals for a 370sf in-ground pool and 365 sf paver patio area in rear yard exceeding permitted lot coverage. 31% existing; 30% permitted; 36.5% proposed.		yes
2021-16	Justin Harty	2502.02	13.01	14 Christopher Mill Road	ZVE-1087	GD									4 horses		Memorialization of a Use Variance approval to quarter horses on a residential lot whereby horses are not permitted in the Zone District.		yes
2021-17, 2021-19	Donald Colamesta and Carly Lenord	4701.01	2.09	2 Shawnee Court	ZVE- 1088	RGD-2	pool in FY, 64.16', garage in FY, 17', cabana in FY, 64.16'	5.14' deck							28'X24' garage for 5 cars, covered patio/cabana 364 SF and 20' high (15' permitted)		Memorialization of a Bulk Variance approval for 54" (4.5'H) black aluminum fence in front yard where 4'H is the maximum permitted in front yard. (#17) Memorialization of Bulk Variance approvals to permit an 672 sf detached garage (28'L x 24'D x 20'H) within a front yard and setback 22 feet from Shawnee Court; and providing a total of six (6) garage parking spaces where three (3) are maximum permitted and provided within the attached garage; and an attached 28' L x 13' D x 20'H covered patio (364 sf) on the rear of the detached garage exceeding the permitted accessory structure size of 168 sf and height of 15 feet. (#19)		yes
2021-20	John Davern	304	4.06	67 Eayrestown Road	ZVE-1089	AR									44'X28' 1,232 SF 3 car garage with upper storage area, 680 SF, 28' high		Memorialization of Bulk Variance approvals to permit a 28' x 44' (1,232 sf) detached garage; with a proposed height of 22.5' whereby 20' height is the maximum permitted; and 3 additional garage spaces, proposing a total of 6 garage spaces where 3 garage spaces maximum are permitted on a residential lot.		yes
2021-23	Joseph and Carol Tarbutton	6309	5	5 Cedar Falls Drive	ZVE-1092	RGD-2				2 story addition, garage first floor and bedroom second floor.		23.53%	4.38'	2.73' (need waiver to be 2.73' from top of bank)	12'X14' 168 shed		Memorialization to approve Bulk Variances for a 29.5' x 24' (709 sf) attached garage on non-conforming lot requiring side yard setback and increased driveway paving (450 sf), approval of a waiver to be setback 0' from the side yard property line where 10' is required; and lot coverage relief where 20% is permitted, 18.97% is existing, and 23.53% is approved. Existing shed to be relocated to side yard between front of dwelling and rear deck at least 5' from property line.		yes
2021-21	Susan Allen	3711	7	14 West Lake Avenue	ZVE-1093	GD											Memorialization of denial of Bulk Variance requests to maintain an enlarged shed 10.3' x 8.2' (84.46 sf), not meeting side yard setbacks requirement of 15' where 4.4' is existing.		no
2021-24	Jill Santone	4902	128	120 N. Lakeside Drive, E	ZVE-1078	GD						40.90%					Memorialization to approve Bulk Variances for an in-ground pool with concrete decking (660sf) in the rear yard, retroactive building coverage relief 12% permitted, 16.2% existing, 16.2% approved and lot coverage relief 30% permitted, 36.2% existing, 40.9% approved; and also approval of a waiver for wetlands buffer encroachment to Birchwood Lake.		yes



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2021-25	Christopher Tait	6309	3	9 Cedar Falls Drive	ZVE-1096	RGD-2	garage, 40'	29.42' (rear) 23' (garage)		addition for 2-car garage and laundry room with 2 bedrooms above	10.74%	25%					Memorialization to approve Bulk Variances 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 exceeds required side yard setback of 30' with 28.55' existing, 29.42' approved; garage exceeds required side yard setback of 30' with 24.7' existing, 23' approved; garage exceeds 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; and a waiver from the required 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.		yes
2021-26	Karoline Kokolis	3203	1.16	6 Heron Court	ZVE-1091	RGD-1						30.31%			pool and patio, 1,282 SF, 96 SF shed		Memorialization for approval of a Bulk Variance to construct an in-ground pool with filter and patio (1,282 sf) in the rear yard and retroactive approval for (96 sf) shed, requiring lot coverage relief where 20% is permitted, 25.77% is existing, and 30.31% is proposed.		yes
2021-27	Medford Cemetery Associates, Inc.	302	27,28,39.01	25 Fostertown Road	PBC-525	AR				Lot B has no frontage, 0' provided where 200' is required.							A mausoleum building for proposed Lot B requires Variance relief as there is not street/roadway frontage. Bulk Variances are required for Lot Frontage 200' is required, 0' is provided; Lot Width 200' is required, 0' is provided; Lot Depth 300' is required, 0' is provided; minimum 75' front yard buffer for proposed lot B, the northern property line is the front yard, setback 5.5' from the rear line of lot 39.01. Submission Waivers approved to permit use of the property as a cemetery (Application is a proposed expansion of the existing Park View Cemetery located at 25 Fostertown Road.)	Minor Subdivision to subdivide lot 28 into two lots Lot B containing 38.362 acres and Lot C containing 40.958 acres. Use Variance is requested to permit a cemetery on Lot B where by a cemetery is not a permitted use within the AR Zone.	yes
2021-28	Michael Sweeney	5301.15	8	16 Pendleton Court	ZVE-1099	RGD-1				246.07 SF addition		23.90%					Memorialization for Bulk Variances to construct an addition of 246.07 sf, lot coverage relief 23.92% existing, 23.9% proposed, 20% permitted.		yes
2021-29	Linda Yaffa	403.01	26	27 Montclair Road	ZVE-1090	GMN-AR			5'								Memorialization for a Bulk Variance to permit sunroom addition (100 sf) to rear of dwelling exceeding rear yard setback 11' existing, 5' proposed, 10' required		yes
	WITHDRAWN	1401.01	7	57 North Main Street	ZVE-1100	HVC													
2021-30	Carlie Cattanea	3804	5	12 East Lake Blvd	ZVE-1098	GD	44.56'	14.85', 3.94' and .42' from ramp, landing and railing				33%					Memorialization of Bulk Variance approvals to construct a new addition of 477 sf and landing with handicap ramp 129 sf; building coverage 22 % existing, 26% proposed, 12% permitted; lot coverage 29% existing, 33% proposed, 30% permitted; rear yard setback 19.33' existing, 9' proposed, 50' required; front yard setback 44.56' existing, 44.56' proposed, 50' required; first side yard setback 14.85' existing, 14.85' proposed, 30' required; second side yard setback 3.94' existing, 3.94' proposed, 30' required, with landing and ramp .42' from side yard property line.		yes
2021-31	DePetris Family Associates 2, LLC	2702.01	12.03	207 Tuckerton Road	ZVE-1044	CC												Use Variance to demolish the existing PNC Bank and build a 4,846 sf building with a dunkin donuts drive thru denial. Fast food/Drive thrus are not allowed in the CC zone.	No
2021-32	Fr. John Bishara	805.02	1	2 Springhouse Drive	ZVE-1097	GMN							2.5'		vinyl fences not permitted. 96 SF shed		Memorialization of a Bulk Variance denial to permit installation of a non-compliant 6' high white privacy fence in a landscaping buffer/easement area. Memorialization of a Bulk Variance approval to permit a shed (96sf) with a 2.5' side yard setback whereby a 10' minimum setback is required.		Yes and No
2021-33	Robert Bergman	404.21	12	1 Andover Drive	ZVE-1102	GMN						41.70%			1,241 SF pool, 320 SF deck		Memorialization of a Bulk Variance approvals to permit an in-ground pool with patio and deck area totaling 1,561 sf in the rear yard; exceeding the permitted lot coverage of 35%; whereby 32.3% is existing and 41.7% is proposed.		yes
2021-34	Timothy Diekmann	2702	4.04, 4.05	147 Tuckerton Road	ZVE-1101	GD-1									45'X28' 1260 SF garage with a covered porch, and 2 14'X26' shed roofs, 364 SF each. Variance for 7 parking spaces where up to 3 is permitted. And 2 gazebos 177 SF each.		Memorialization of Bulk Variance approvals to construct an oversized attached 3-bay garage of 1,260 sf, with proposed 28' depth where 24' is permitted; and an existing 60' x 26' 28' detached garage exceeding the permitted size of 45' x 24' with two bays existing and two attached carports being proposed; thus, proposing garage parking spaces for five to seven (5-7) vehicles total whereby three (3) garages parking spaces is permitted. Retroactive approval for two (2) shed/gazebos each being 177sf exceeding the permitted size of 168 sf.		yes

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2021-35	Joseph and Angela DeLuccia	3202.12	23	46 Woodthrush Tr. W.	ZVE-1103	GD						37.10%	0.6' (shed)		in ground pool with deck, 1,588 SF, shed 100 SF, 6' vinyl fence in rear yard.		Memorialization of a Bulk Variance approvals for an in-ground pool in the rear yard with decking (1,588 sf) exceeding lot coverage 25.8% existing, 37.1% proposed, 30% permitted. Any proposed tree replenishment will be approved by the Zoning Board Professional Planner.		yes
2021-36	Michael Murphy	2703.08	1	1 Normandy Drive	ZVE-1104	GD	25'	12.5'					9.1' (shed)		842 SF inground pool, corner property		Memorialization of Bulk Variance approvals for an in-ground pool on a corner lot that does not meet front and side yard setbacks. Also, retroactive approval for an existing shed not meeting the required side yard setbacks		yes
2022-5	Stephen Fox	5501.02	16	10 Brookwood Drive	ZVE-1107	RGD-2											Memorialized 2022		
2022-15	Brian Bonelli	4801.02	3	6 Carol Joy Road	ZVE-1105	GD											Memorialized 2022		
ZVE-1095	Amega Enterprises, LLC	4806	3.01, 3.03	1322 Stokes Road	ZVE-1095	RGD-1											Memorialized 2022		