

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

**29 September 2021-5:30 pm Public Safety Bldg, 91 Union St. & via Zoom On-line
Conference**

Attorney Jerry Dasti called the meeting to order at 5:36 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, Symons, Umba, Wolf
Absent: Simmers
Professional Staff: Attorney Jerry Dasti, Engineer Christopher Noll, Planner Michelle Taylor, Secretary Beth Portocalis

MINUTES:

September 15, 2021 Regular Meeting – Vice Chairman Cocivera made a motion to approve the September 15, 2021 Zoning Board Regular Meeting minutes. Mr. Umba seconded the motion. A unanimous voice vote of the other members (7-0) carried the motion.

CORRESPONDENCE: None

RESOLUTION TO BE MEMORIALIZED:

DePetris Family Associates 2, LLC, 2702.01/12.03, 207 Tuckerton Road, ZVE-1044

Denial of application on remand from the Superior Court of New Jersey for a Use Variance to demolish the existing PNC Bank and build a 4,846 sf building containing up to three tenants, including a fast food restaurant with a drive-thru, and up to two other retail tenants. Applicant was also seeking Bulk Variance approvals as required for lot area whereby 0.898 acres was provided, 0.912 existing, one (1) acre is required for CC Zoning District and 2.5 acres is required for a fast-food restaurant with a drive-thru; for lot frontage whereby 179.69' is existing, 153.9' was proposed, and 300' is required for a conditionally permitted fast food with drive-thru use; for front yard buffer whereby 19.9' was proposed and 40' is required; for rear yard buffer whereby 7.9' is existing, 11.2' was proposed and 15' is required; for parking spaces whereby 25 were proposed and 87 are required; for side yard setback 39' existing, partially 15' provided, 15' required; lot coverage 63% existing, 62.9% was proposed, and 60% is permitted. A Variance was required to provide parking spaces in the required buffer area of 40'. Proposed signage required Variance relief for facing two public rights-of-way, whereby the sign ordinance only allows signs to face one public right-of-way; and for two walls signs for each tenant, whereby the sign ordinance allows one wall sign for each tenant. **Zone: CC**

Recorded Vote:

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

APPLICATIONS/OFFICIAL: None

GENERAL PUBLIC:

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

No one from the Public spoke.

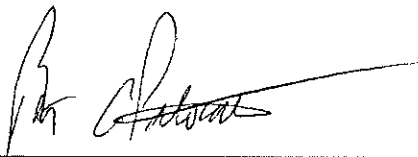
Mr. Umba made a motion to close the general public portion of the meeting. Mr. Hamilton seconded the motion. The voice vote was unanimous in favor.

EXECUTIVE SESSION: None

ADDITIONAL ACTION(S) BY THE BOARD: None

MOTION FOR ADJOURNMENT:

Vice Chairman Cocivera made a motion to adjourn the September 29, 2021 Zoning Board of Adjustment meeting at 5:42 pm. Mr. Rickards seconded the motion. The voice vote was unanimous.



Beth Portocalis, Zoning Board Secretary & Recording Secretary