



DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT

49 Union Street • Medford • NJ 08055

• PHONE: 609/654-2608 x324

**MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, SEPTEMBER 21, 2022 at 6:00 p.m.
PUBLIC SAFETY BUILDING, 91 UNION ST.
AGENDA**

1. Convening of Meeting
2. Open Public Meeting Statement
3. Flag Salute
4. Roll Call
5. **WORKSHOP MEETING**

6. **REGULAR MEETING – 7:00 PM START**
7. Correspondence – M2 Properties request to continue application to October meeting
8. Reports
9. Minutes – August 17, 2022 Regular Meeting
August 17, 2022 Executive Session
10. Agenda

MEMORIALIZATIONS:

Steve Petterson, 83 Taunton Road, Block 2908; Lot 4 ,ZVE-1127 – Resolution #2022-32
Bulk Variances approvals to permit garage addition to principal dwelling requiring building coverage relief whereby 12.9% is proposed and 12% is permitted; lot coverage relief whereby 32.7% is proposed and 30% is permitted; and side yard setback relief whereby 16.4' is proposed and 30' is required. Bulk Variances also granted for existing shed in rear yard requiring both side yard and rear yard setback where 15' is required and 2.7' is existing. **Zone: GD**

Sean Bradley, 77B Eayrestown Road, Block 304; Lot 4.12, ZVE-1126, Resolution #2022-33

Bulk Variance approvals for a 16' x 24' (384sf) oversized shed located in the rear yard whereby sheds may not exceed 168sf. **Zone: AR.**

APPLICATIONS TO BE HEARD:

M2 Properties, 131 Mt. Holly Road, Block 404.07; Lot 24, ZVE-1114 – Seeking a d(1) or d(2) Use Variance determination to permit multiple existing uses on the parcel, including a residence, a property management company, and a landscaping contractor. **Zone: RHO**
(Continued from the August 17, 2021 meeting)

John Pensabene, 10 Woodland Avenue, Block 3803; Lot 4, ZVE-1130 - Seeking Bulk Variance approvals to construct a 12'W x 24'D (288 square feet) detached garage requiring side yard setback relief whereby 5' is proposed and 15' is required. **Zone: GD**

Sebastian Dronski – 2 Lippincott Court, Block 805.01; Lot 36, ZVE-1132

Seeking Bulk Variance approvals to erect both 4' & 6" vinyl fence (inc. solid) on a corner property with two front yards, whereby front yard fences cannot exceed four feet and must be constructed of wood with 50% opacity. **Zone: GMN**

Michael Schillaci & Dana Angelo, 91 Christophers Mill Rd, Block 2202; Lot 3, ZVE-1116

Seeking bulk variance approvals required for a 18' x 21' (378sf) one story addition requiring rear yard setback relief whereby 13' is proposed; 26.38' is existing(pre-existing/non conforming) and 50' is required. **Zone: GD**

James Jefferson, 35 Jackson Road, Block 4801.01//Lot 9, ZVE-1011

**Bifurcated application granted d(1) and d(2) Use Variances at the January 2022 Zoning Board meeting 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.*

The applicant is seeking Bulk Variance approvals as 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. A Bulk Variance is 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**

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 concluded.