



**DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT**

49 Union Street • Medford • NJ 08055

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**MEDFORD TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, AUGUST 16, 2023 at 7:00 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. Correspondence
6. Adoption of Minutes
  - a. July 19, 2023 Regular Meeting
7. Reports
8. Memorialization of Resolutions
  - a. Resolution 2023-22, Robert & Alison Brecher, 19 Elm Dr., 3002/14, ZVE-1157  
Approval for a Bulk Variance application for a front and side yard setback to construct an addition to the residential dwelling.
  - b. Resolution 2023-23, Jeffrey Wheeler, 23 E. Lake Circle, 3805/6.01, ZVE-1160  
Approval for a Bulk Variance application to enclose an existing screened porch on second level and enclose sun-room on third level.
  - c. Resolution 2023-24, M2 Properties, LLC, 131 Medford – Mt. Holly Rd., 404.07/24, ZVE-1114SP  
Approval of a Minor Site Plan application for a landscape business and residential dwelling.
9. Applications
  - a. Warren J. Mazzochette, Vergara Residence, 39 Hampshire Way, 4101.02/23, ZVE-1165 – Bulk Variance application to construct a front porch, an entranceway element, that would exceed the 45% maximum linear distance of the foundation wall and exceeding the minimum front yard setback allowed.

- b. Adam and Cristina Donofrio, 225 Pine Boulevard, 3304/7, ZVE-1164 – Bulk Variance application for a front and side yard setback to construct an addition to the garage.
  - c. Jennifer A. Lynch, 39 Union St., 1601/11, ZVE-1159 – Use and Bulk Variance application to construct an addition to the existing residential dwelling and a two-car detached garage with a second floor.
  - d. Mathoan Gas #7, LLC, 174 Route 70, 903.02/26.03, ZVE-1156 – Minor Site Plan application and Use Variance for a gas station and convenience store.
10. Executive Session
  11. Additional Action by Board
  12. Adjournment

**Ann Bell**  
**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.*