



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

49 Union Street • Medford • NJ 08055

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**MEDFORD TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
MONDAY, DECEMBER 13, 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. November 13, 2023 Regular Meeting
7. Reports
8. Memorialization of Resolutions
  - a. Resolution 2023-33, Brian Tait, 16 Yorkshire Drive, 2703.02/22, ZVE-1169 – approval of a Bulk Variance application for the side yard and front yard setbacks and building coverage for a front porch.
  - b. Resolution 2023-34, Ronald & Joanne Powell, 155 Taunton Boulevard, 3312/1, ZVE-1171 – approval of a Bulk Variance application for exceeding the rear yard setback to construct a deck at the rear of the dwelling.
9. Applications
  - a. Dennis V. Mordan, 151 Taunton Blvd., 3312/2.02, ZVE-1166 – Bulk Variance application for a circular driveway.
  - b. Joseph Leahy, 107 Yorktown Court, 5301.07/6, ZVE-1173 – Bulk Variance application for exceeding building and lot coverage requirements to construct a deck.
  - c. Andrew Massaro, 5 Lynnefield Court, 3202.12/31, ZVE-1175 - Bulk Variance application for exceeding the maximum building coverage and rear yard setback for the construction of a deck.

- d. Mathoan Gas #7, LLC, 174 Route 70, 903.02/26.03, ZVE-1156 – Use Variance and Minor Site Plan application for a gas station and convenience store in the Highway Commercial 1 District.
  - e. ACDT.BIZ, LLC, 560 Stokes Rd., Suite 1, 4801.02/18.01, ZVE-1174 – Use Variance application to allow a dog training facility in the Community Commercial District.
  - f. Goodwill Industries, 11 Tomlinson Mill Rd, 5605/7, ZVE-1161 – Use Variance and Minor Site Plan application a drop-off center within a larger suite in the Community Commercial District.
  - g. Mark Springer, 102 N. Lakeside Drive E., 4902/119, ZVE-1176 – Bulk Variance application for exceeding the front yard setbacks and lot coverage requirements to construct an addition to a residential dwelling.
- 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.*