



DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT

49 Union Street • Medford • NJ 08055

• PHONE: 609/654-2608 x 324

MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT
Public Safety Building, 91 Union St., Medford
JANUARY 31, 2024 6:30 P.M.

6:30 PM -- REORGANIZATION MEETING

1. Convening of Meeting
2. Open Public Meeting Statement
3. Swearing in of new and reappointed members
4. Flag Salute
5. Roll Call
6. Executive Session (Regarding Personnel Matters-Board Professional Appointments)
7. Nomination and Election of Chair
8. Nomination and Election of Vice-Chair
9. Memorialization of Resolutions
 - a. Appointment of Zoning Board Secretary, Resolution 2024-01
 - b. Appointment of Zoning Board Recording Secretary, Resolution 2024-02
 - c. Establish 2023 Meeting Dates, Resolution 2024-03
 - d. Designate Official Newspaper, Resolution 2024-04
 - e. Appointment of Zoning Board Attorney, Resolution 2024-05
 - f. Appointment of Zoning Board Engineer, Resolution 2024-06
 - g. Appointment of Zoning Board Planner, Resolution 2024-07
10. Motion for Adjournment

7:00 PM REGULAR MEETING

1. Convening of Meeting
2. Open Public Meeting Statement
3. Flag Salute
4. Roll Call
5. Correspondence
 - a. Letter from J and J Development Group requesting application to be carried to February 2024 meeting.
 - b. Letter from Res-Care Inc., requesting application to be further continued to February 2024 meeting.
6. Minutes
 - a. December 13, 2023 Regular Meeting,
7. Reports
8. Memorialization of Resolutions

- a. Resolution 2023-35, Dennis V. Mordan, 151 Taunton Blvd., 3312/2.02, ZVE-1166 – Approval of Bulk Variances and design waiver for a horseshoe driveway.
- b. Resolution 2023-36, Joseph Leahy, 107 Yorktown Court, 5301.07/6, ZVE-1173 – Approval of Bulk Variances for exceeding building and lot coverage requirements to construct a deck.
- c. Resolution 2023-37, Andrew Massaro, 5 Lynnefield Court, 3202.12/31, ZVE-1175 – Approval of Bulk Variances for exceeding the maximum building coverage and rear yard setback for the construction of a deck.
- d. Resolution 2023-38, ACDT.BIZ, LLC, 560 Stokes Rd., Suite 1, 4801.02/18.01, ZVE-1174 – Approval of a Use Variance to allow a dog training facility with retail sales in the Community Commercial District.
- e. Resolution 2023-39, Mark Springer, 102 N. Lakeside Drive E., 4902/119, ZVE-1176 – Approval of Bulk Variances for exceeding the front yard setbacks and lot coverage requirements to construct dwelling additions, a detached garage and fencing.

9. Applications

- a. Christine Suchecki, 21 Shadow Oak Drive, 3202.14/7, ZVE-1115 – seeking one-year extension for bulk variance approved per Resolution 2022-18.
- b. Goodwill Industries, 11 Tomlinson Mill Rd, 5605/7, ZVE-1161 – Use Variance and Minor Site Plan application for a drop-off center within a larger suite in the Community Commercial District.
- c. 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.
- d. J & J Development Group, LLC, 122 East Route 70, 902/1.03, ZVE-1178 – use variance application to permit the construction of a retail shopping center that includes a quick-service restaurant with pick-up window. *(Requested to be carried to February Meeting)*
- e. Res-Care, Inc., 268 Hopewell Road, 5604/6, ZVE-1170 – bulk variance application for exceeding the maximum lot coverage for the construction of a driveway. *(Requested to be further continued to February Meeting.)*

- 11. Executive Session
- 12. Additional Action by Board
- 13. Motion for Adjournment

Beth Portocalis, Acting 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 conc