

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

**20 March 2024**

**7:00 p.m.**

**Public Safety Building, 91 Union St.**

**REGULAR MEETING AGENDA**

Attorney Jerry Dasti called the meeting to order at 7:01 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: Hamilton, Rickards, Simmers, Umba, Meehan, Voorhees, Wolf  
Absent: Cocivera, Morrison  
Professional Staff: Attorney Jerry Dasti, Planner Michelle Taylor, Secretary Ann Bell,  
Recording Secretary Beth Portocalis

**CORRESPONDENCE:** None

**MINUTES:**

January 2024 Re-Organization Meeting & Executive Session Minutes – Mr. Simmers made a motion to approve the January 31, 2024 Zoning Board Meeting Minutes (as corrected) and Executive Committee Meeting Minutes. Mr. Hamilton seconded the motion. A unanimous voice vote in favor carried the motion.

February 2024 Meeting – Adoption deferred to the April meeting

**REPORTS:** None

**RESOLUTIONS TO BE MEMORIALIZED:**

**Resolution #2024-11, Julie Blinderman – Bannett, 26 S. Wendover, 6103/18, ZVE-1134**  
Approval of a one-year extension for bulk variances approved per Resolution #2022-48.

**Recorded Vote:**

Ayes: Hamilton (2), Simmers (M), Umba, Voorhees, Wolf,  
Nays: None  
Abst.: None  
Motion carried: 5 - 0 - 0

---

**Resolution #2024-12, Christina Mull, 12 Trimble Street, 2002/4.01, ZVE-1179**  
Approval of bulk variances for exceeding front yard and side yard setbacks for a one and a two story addition to the rear of the dwelling, relocation of existing shed, and construction of a 20' x 20' detached garage in the RHO Zone District. Application also received a Certificate of Appropriateness for historic zone designation.

Medford Township Zoning Board  
20 March 2024  
2

**Recorded Vote:**

Ayes: Hamilton (M), Simmers (2), Umba, Voorhees, Wolf  
Nays: None  
Abst.: None  
Motion carried: 5 - 0 - 0

---

**Resolution #2024-13, Michael Adams, 2 Chief Massasoit Road, 721/1, ZVE-1177**

Approval retroactively of bulk variances for exceeding the front yard setbacks for an existing 480sf second story deck and a shed; and side yard setback for a 240sf second story deck.

**Recorded Vote:**

Ayes: Hamilton (M), Simmers (2), Umba, Voorhees, Wolf  
Nays: None  
Abst.: None  
Motion carried: 5 - 0 - 0

---

**Resolution #2024-14, Res-Care, Inc., 268 Hopewell Road, 5604/6, ZVE-1170**

Approval of bulk variances for exceeding the maximum lot coverage for the construction of a driveway.

**Recorded Vote:**

Ayes: Hamilton (M), Simmers (2), Umba, Voorhees, Wolf  
Nays: None  
Abst.: None  
Motion carried: 5 - 0 - 0

---

**Resolution #2024-15, J & J Development Group, LLC, 122 East Route 70, 902/1.03, ZVE-1178** – Granting of conditional Use Variance approvals to permit the demolition of existing building and on-site improvements and construction of a multi-tenant shopping center that includes a 2,400sf quick-service/fast food restaurant with pick-up window only that is located within 1500 feet of another drive thru lane associated with a restaurant building.

**\*\*\*Memorialization vote deferred to the April 2024 Meeting**

---

**APPLICATIONS/OFFICIAL ACTIONS:**

**Michael and Stephanie Wojcik, 14 Andover Drive, 404.20/22, ZVE-1182**

Seeking Bulk Variance approval for exceeding the building and lot coverage to replace and enlarge the existing deck.

**SWORN:** Michael Wojcik, Jr., Owner

Mr. Wojcik opened his testimony by explaining that the existing deck was original to the initial construction of the dwelling. The deck needs to be reconstructed, and he would like to square off the deck and relocate the steps. The net increase in coverage will be 82 square feet. The deck will be constructed of Trex with PVC railings, and will have a canopy with lights underneath that will not emit any light towards neighboring properties. No other changes are proposed.

**PUBLIC:** None

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

**MOTION:** Mr. Hamilton made a motion to approve the application as proposed. Mr. Simmers seconded the motion.

**Recorded Vote:**

Ayes:	Hamilton, Rickards, Simmers, Umba, Meehan, Voorhees, Wolf
Nays:	None
Abst.:	None
Motion carried:	7 - 0 - 0

---

**James and Rachael Sautter, 22 Bank Street, 1813/10, ZVE-1183**

Seeking Use Variance approval and a Certificate of Appropriateness for an expansion of a non-conforming use in the Historic Village Commercial Zoning District for an addition to the residential dwelling.

**SWORN:** Paul Gerike, Esq.  
James Sautter, Owner

Mr. Gerike opened the testimony by describing the application as requiring variances and a Certificate of Appropriateness to remove approximately 360 square feet of enclosed area on the rear of the dwelling and an approximately 200 square foot deck also at the rear of the structure; and is proposing erect a first-floor open kitchen and second floor master suite with laundry. The footprint of the addition to the rear of the dwelling includes an open porch area with a footprint of 30-feet wide by 20-feet deep (600SF).

The need for a use variance is necessitated since the property is located in the Historic Village Commercial (HVC) zone district; however the residence dates to the 1800's, so it qualifies as expansion of a pre-existing, non-conforming use. In the HVC district, the land development ordinances state that the Historic Village Residential zone district requirements should be applied, including the requirement for a Certificate of Appropriateness.

Medford Township Zoning Board

20 March 2024

4

Mr. Sautter was next to testify. He and his wife purchased the property in 2009, and need the additional space for their growing family. In addition to the improvements described by Mr. Gerike, they will be adding central air-conditioning. The rear addition of 400sf proposed to be removed was not original to the dwelling. The exterior materials will be Harty board and will be consistent with the neighborhood. Per Michelle Taylor's review letter dated February 23, 2024, he is not proposing any deviations from the historic village residential zone district standards.

Mr. Gerike added that Mr. Sautter agrees to comply with all comments contained in Mrs. Taylor's review letter.

Mrs. Taylor noted that the HVC zoning inclusive of Bank Street is a technical hitch in the zoning. That being said, she opined the proposed architectural renderings are consistent with the zoning standards and the use variance criteria has been met as pre-existing/non-conforming. She further stated the criteria for issuance of a Certificate of Appropriateness has also been met.

**PUBLIC:**

Kevin O'Malley – 24 Bank Street

Jeff Vandenberg – 21 Bank Street

Both were in favor of the application and appreciative of the proposed improvements to the dwelling in the neighborhood.

Mr. Hamilton made a motion to close the public portion. Mr. Simmers seconded. The voice vote was unanimous in favor.

**MOTION:** Mr. Hamilton made a motion to approve the use variance application as submitted and to issue the Certificate of Appropriateness. Mr. Meehan seconded.

**Recorded Vote:**

Ayes:	Hamilton, Rickards, Simmers, Umba, Meehan, Voorhees, Wolf
Nays:	None
Abst.:	None
Motion carried:	7 – 0 - 0

---


**EXECUTIVE SESSION:** The Board adjourned for Executive Session for matters involving litigation at 7:25 pm on motion of Mr. Hamilton and second of Mr. Rickards. The voice vote was unanimous. The regular meeting reconvened at 8:17 pm.

**ADDITIONAL ACTION BY BOARD** – None

Medford Township Zoning Board  
20 March 2024  
5

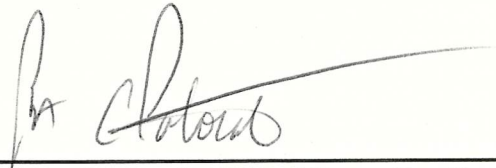
**MOTION FOR ADJOURNMENT:**

Mr. Rickards made a motion to adjourn the March 20, 2024 Zoning Board of Adjustment meeting at 8:18 pm. Mr. Hamilton seconded the motion. The voice vote was unanimous in favor.



---

Ann Bell, Zoning Board Secretary



---

Beth Portocalis, Zoning Board Recording Secretary