



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.
APRIL 17, 2024 7:00 P.M.
AGENDA**

1. Convening of Meeting
2. Open Public Meeting Statement
3. Flag Salute
4. Roll Call
5. Correspondence
6. Minutes
 - a. February 21, 2024 Regular Meeting
 - b. March 20, 2024 Regular Meeting
 - c. March 20, 2024 Executive Session
7. Reports
8. Memorialization of Resolutions
 - a. 2024-15, J & J Development Group, LLC, 122 East Route 70, 902/1.03, ZVE-1178 – approval of a d(3) Conditional Use Variance to permit the demolition of existing building and on-site improvements and construction of a 13,905sf multi-tenant shopping center that includes a 2,400sf quick-service/fast food restaurant with pick-up window only.
 - b. 2024-16, Michael and Stephanie Wojcik, 14 Andover Drive, 404.20/22, ZVE-1182 – approval of a Bulk Variance approval for exceeding the building and lot coverage to replace and enlarge the existing deck.
 - c. 2024-17, James and Rachael Sautter, 22 Bank Street, 1813/10, ZVE-1183 – approval of a Use Variance approval for an expansion of a non-conforming use in the Historic Village Commercial Zoning District for an addition to the residential dwelling.
9. Applications
 - a. Jeffery and Mary Clark, 11 N. Wendover Road, 6104/1, ZVE-1181 – seeking Bulk Variance to exceed the maximum allowable building and lot coverages to replace upper deck.

- b. James Hrobak, 303 Hickory Court, 906.04/16, ZVE-1184 – seeking Bulk Variances to encroach into the front yard setback of 50’, the side yard setback of 30’ and exceed the maximum allowable building coverage of 12% for the construction of a 43 sq. ft. portico to the front of the dwelling and a 211 sq. ft. two story addition to the rear of the dwelling.
- c. Matthew and Michelle McGonigal, 14 Tallowood Drive, 3202.19/31, ZVE-1185 – seeking a Bulk Variance to exceed the maximum allowable lot coverage to install an inground pool.
- d. Adnan Maluku, 6 Haddington Way, 304.01/31, ZVE-1188 – seeking Bulk Variance for a 288 sq. ft. pavilion where 168 sq. ft. is the maximum permitted.

10. Executive Session

11. Additional Action by Board

12. Motion for 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 conc