

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

20 June 2024

7:00 p.m.

Public Safety Building, 91 Union Street

REGULAR MEETING AGENDA

Attorney Jerry Dasti called the meeting to order at 7:04 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: Morrison, Simmers, Meehan, Voorhees, Wolf
Absent: Umba, Hamilton, Rickards
Professional Staff: Attorney Jerry Dasti, Planner Michelle Taylor, Secretary Ann Bell,
Recording Secretary Cathy Borstad

CORRESPONDENCE:

J. Reynolds Holdings, LLC, 686 Stokes Road, 4101.02/21, ZVE-1194 Ann Bell, Board Secretary, email from Mr. Kingsbury, applicant's attorney requesting the application be carried to the July meeting without the need to re-notice.

MOTION: Ms. Voorhees made a motion to carry the application to the July 17, 2024 meeting without the need to re-notice, Mr. Morrison seconded, the vote was unanimous, and the motion carried.

Valhalla Farms Properties, LLC, 0 Jackson Road, 6605/1.01 and 6802/1 & 9.01, ZVE-1187
Ann Bell, Board Secretary, email from Mr. Barnoski, applicant's attorney requesting the application be carried to the July meeting without the need to re-notice.

MOTION: Ms. Voorhees made a motion to carry the application to the July 17, 2024 meeting without the need to re-notice, Mr. Morrison seconded, the vote was unanimous, and the motion carried.

MINUTES:

April 17, 2024 Regular Minutes, vote was unanimous to approve the April 17, 2024 minutes.
April 17, 2024 Executive Session Minutes, vote was unanimous to approve the April 17, 2024 executive session minutes.
May 15, 2024 Regular Minutes, vote was unanimous to approve the May 15, 2024 minutes.

REPORTS: None

Medford Township Zoning Board
20 June 2024
2

No reports for June 20, 2024, Ann Bell, Board Secretary stated that you will have the annual Zoning Report for 2023 prepared for the July 2024 meeting.

RESOLUTIONS TO BE MEMORIALIZED:

Resolution 2024-22, CT Kirck, 6 Strafford Circle Road, 5106/28, ZVE 1189 –

Bulk Variance approval to encroach into the side yard setback of 30' to construct a two story addition.

Recorded Vote:

Ayes: Morrison (M), Voorhees (2), Wolf, Simmers, Meehan
Nays: None
Abst: None
Motion Carried: 5-0-0

Resolution 2024-23, Charles McAfee, 21 Midbridge Drive, 6501.04/45, ZVE-1190-

Bulk Variance to exceed the maximum allowable size of 168 sq. ft. to construct a 440 sq. ft Gazebo.

Recorded Vote:

Ayes: Voorhees (M), Meehan(2), Simmers, Morrison, Wolf
Nays: None
Abst: None
Motion Carried: 5-0-0

Resolution 2024-24, Judy Meyer, 9 Nottingham Drive, 2703.03/2, ZVE-1191-

Bulk Variance to exceed the maximum lot coverage of 30% to construct an 87 sq. ft. portico.

Recorded Vote:

Ayes: Morrison (M), (2), Simmers, Mehan, Voorhees, Wolf
Nays: None
Abst: None
Motion Carried: 5-0-0

Resolution 2024-25, Amy Masci, 224 Sunny Jim Drive, 2701.03/5, ZVE-1192-

Bulk Variance to encroach into the 30' side yard setback to extend the second floor over the existing garage.

Recorded Vote:

Ayes: Morrison (M), (2), Simmers, Mehan, Voorhees, Wolf
Nays: None
Abst: None
Motion Carried: 5-0-0

Resolution 2024-26, Appointment of Recording Secretary, Cathy Borstad

Recorded Vote:

Ayes: Simmers (M), (2), Mehan, Morrison, Voorhees, Wolf
Nays: None
Abst: None
Motion Carried: 5-0-0

APPLICATIONS/OFFICIAL ACTIONS

James Biaesch, 35 Hampshire Way, 4101.02/21, ZVE-1194 -seeking a bulk variance to construct a front porch that exceeds the maximum 45% of the linear distance of the foundation wall.

SWORN: James Biaesch, Owner

Mr. Biaesch began his testimony that he would like to construct a front porch on his residence, covered front porch. Mr. Biaesch stated that he has submitted an application to the HOA. The porch roof will be shingled roof, the railing will be white vinyl and the spindles will be black aluminum. Mrs. Taylor, Board Planner, asked about the style of roof, it will be a flat roof to match the house. Mrs. Taylor asked about any lighting, Mr. Biaesch stated that he will have soffit lighting and ceiling fans, both will be remote. Mrs. Taylor asked that the lighting be a warm light, applicant agreed. No approval for the proposed porch not be enclosed in the future, applicant agreed. Front yard setback will be 20 ft.

PUBLIC: NONE

Mr. Simmers made a motion to close the public portion, Ms. Voorhees seconded, the voice vote was unanimous in favor.

MOTION: Ms. Voorhees made a motion to approve the variance application as submitted, Mr. Simmers seconded.

Recorded Vote:

Ayes: Voorhees (M), (2), Simmers, Mehan, Morrison, Wolf
Nays: None
Abst: None
Motion Carried: 5-0-0

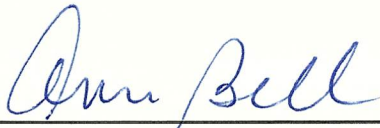
MOTION FOR ADJOURNMENT:

Mr. Simmers made a motion to adjourn the June 20, 2024 Zoning Board of Adjustment meeting at 7:18. The voice vote was unanimous in favor.

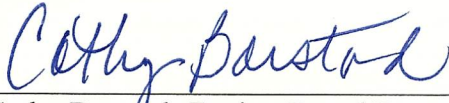
Medford Township Zoning Board

20 June 2024

4



Ann Bell, Zoning Board Secretary



Cathy Borstad, Zoning Board Recording Secretary