

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

**21 August 2024**

**7:04 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, Rickards, Simmers, Umba, Wolf, Hamilton  
Absent: Meehan, Voorhees, Ann Bell, Board Secretary  
Professional Staff: Attorney Jerry Dasti, Planner Steven Linden, Secretary Chelsea Selfridge,  
Recording Secretary Cathy Bostad

**CORRESPONDENCE**

**MINUTES**

Regular Minutes, vote was unanimous to approve the July 17, 2024 minutes.

**RESOLUTIONS TO BE MEMORIALIZED:**

**Resolution 2024-29, John Duckett, 77D Eayrestown Road, 304/4.14 ZVE-1193**

Bulk Variance approval to construct a detached garage that exceeds the minimum rear yard setback, the maximum lot coverage and the number of garages permitted.

**Recorded Vote:**

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

**Resolution 2024-30, Jamie & James Terruso, 8 Dublin Court, 404.20/10, ZVE-1197** – denial of a bulk variances to construct an in-ground swimming pool with fencing that exceeds front and side yard setbacks and fence type and height.

**Recorded Vote:**

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

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**Resolution 2024-31, J. Reynolds Holdings, LLC, 686 Stokes Rd., 4801.01/32.01, SPR-5763** – approval of a Waiver of Site Plan, Use Variance and Bulk Variances for a proposed storage building.

**Recorded Vote:**

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

**Resolution 2024-32, Valhalla Farms Properties, LLC, 0 Jackson Road, 6605/1.01 and 6802/1 & 9.01, ZVE-1187** – approval of a Use Variance to reconstruct and expand the existing dwelling in the SAPA Zoning District and subject to a Farmland Preservation Easement.

**Recorded Vote:**

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

**APPLICATIONS/OFFICIAL ACTIONS**

**Holly Wilson, 51 N Main Street, 1401.01/6, ZVE-1196** – seeking a use variance to construct a deck to a residential dwelling in the Historic Village Commercial Zone.

Mr. & Mrs. Wilson were sworn in. The Applicants stated that they are very happy with the historic district and are very happy that the Zoning Board is doing what it needs to do to protect it and the citizens of the Township. This application will not unduly impact upon the neighborhood or its surrounding property owners.

Mr. Smith, Contractor that will perform the work was sworn in. He testified to the following:

The deck will be very low to the ground. It will be approximately 12” – 16” off the ground. It will be constructed with black aluminum railings, The deck will be dark brown, the railing will be around the entire deck.

Mr. Wilson stated that the garden shed has already been taken down which is referenced in the review report from Michelle Taylor, PE, PP. dated July 5, 2024 and will comply with the remaining conditions.

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**PUBLIC:** NONE

Mr. Rickards made a motion to close the public portion, Mr. Morrison seconded, the voice vote was unanimous in favor.

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

**Recorded Vote:**

Ayes: Simmers (M), Rickards (2), Morrison, Umba, Wolf, Hamilton  
Nays: None  
Abst: None  
Motion Carried: 6-0-0

**Joseph Barr, 7 Foxborough Court, 2701.17/47, ZVE-1200** – seeking a bulk variance to construct a paver patio that would exceed the maximum 20% lot coverage permitted.

Mr. Barr was sworn in to provide testimony. Mr. Barr stated that the application is to add approximately 403 sq. ft. paver patio to the rear of the residence. Mr. Barr stated that he has reviewed the report submitted by Michelle Taylor, PE, PP, AICP, dated August 19, 2024.

Mr. Barr agrees to address and resolve any and all recommendations and conditions set forth in the review letter dated August 19, 2024. There are no drainage issues on this site either to or from the property.

**PUBLIC:** NONE

Mr. Rickards made a motion to close the public portion, Mr. Morrison seconded, the voice vote was unanimous in favor.

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

**Recorded Vote:**

Ayes: Hamilton (M), Simmers (2), Morrison, Umba, Wolf, Rickars  
Nays: None  
Abst: None  
Motion Carried: 6-0-0

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**Auda Aquino & Kevin Evans Jr., 11 Covenger Court, 3202.10/19, ZVE-1198** – seeking a bulk variance to allow two accessory structures where only one is permitted.

The applicant did not appear for this application. A discussion was held amongst the board members. The application was continued to the September 18, 2024, no further notice will be required.

**MOTION FOR ADJOURNMENT:**

Mr. Simmers made a motion to adjourn the August 21, 2024 Zoning Board of Adjustment meeting at 7:18. The voice vote was unanimous in favor.



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Ann Bell, Zoning Board Secretary



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Cathy Borstad, Zoning Board Recording Secretary