



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.
OCTOBER 16, 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. September 18, 2024 Regular Meeting
7. Reports
8. Memorialization of Resolutions
 - a. 2024-32 Amended, Valhalla Farms Properties, LLC, 0 Jackson Road, 6605/1.01 & 6802/1 & 9.01, ZVE-1193 – approval of a Use Variance to reconstruct and expand the existing dwelling in the SAPA Zoning District and subject to a Farmland Preservation Easement.
 - b. 2024-35, Auda Aquino & Kevin Evans Jr., 11 Covenger Court, 3202.10/19, ZVE-1198 – approval for bulk variances to allow two accessory structures where only one is permitted and the encroachment into the 5’ rear setback.
 - c. 2024-36, Julia Jahr, 7 Gill Road, 906.01/29, ZVE-1195 – approval for a bulk variance to construct a 24’ x 40’ pole barn within the 15’ side yard setback and a 10’ x 50’ driveway.
 - d. 2024-37, Angela Zografos, 6 Teaberry Drive, 5505.04/3, ZVE-1201 – approval for bulk variances to construct a replacement 6’ privacy fence in the front yard, an existing second accessory structure, 12’ x 20’ oversized shed in the front yard, and a third accessory structure, 11’ x 15’ pergola.

- e. 2024-38, Ryan Flynn, 225 Church Road, 302/44, ZVE-1202 – approval for a bulk variance to construct a 17’ x 26.5’ deck which exceeds the maximum lot coverage and encroaches into the 15’ rear yard setback for an accessory structure.
 - f. 2024-39, Nagendra Sikarwar, 52 Westmont Drive, 406.06/17, ZVE-1204 – approval for a bulk variance to construct a second accessory structure of a 14’ x 12’ gazebo in the back yard where only one is permitted.
 - g. 2024-40, Taurus Builders, LLC, 316 Tavistock Drive, 2701.04/16, ZVE-1206 – approval for a bulk variance for the side setback to construct a second floor over the existing garage.
 - h. 2024-41, Moorestown Gas, LLC, 716 Stokes Road, 4801.05/6, ZVE-1186 – approval for a use and bulk variances with Minor Site Plan to construct a canopy over the existing gas pumps.
9. Applications
- a. Gianna Consello, 41 Thunder Head Drive, 4701.02/4, ZVE-1203 – seeking a bulk variance to construct a 12’ x 12’ roofed entry porch within the front setback for the principal building.
 - b. Michael & Andrea Bryan, 1 Pontiac Drive, 6303/8, ZVE-1205 – seeking a bulk variance to construct a breezeway and garage within the 75’ front setback and the 50’ side setback and exceeding the 15% lot coverage.
 - c. YMCA Camp Ockanickon, 1303 Stokes Road, 5101.01/1, SPR-57243A – seeking a Use Variance and Preliminary and Final Major Site Plan approval, to allow Pre-K Child Care within the Rohrer I and II Buildings.
 - d. Mark Padden, 65 Eayrestown Road, 304/5.01, ZVE-1208 – seeking a bulk variance to construct an single family dwelling and an accessory dwelling where two dwellings are not permitted on the tract and accessory dwelling units are not permitted in any district.
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