



**DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT**

49 Union Street • Medford • NJ 08055

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**MEDFORD TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
PUBLIC SAFETY BUILDING, 91 UNION ST.  
DECEMBER 18, 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
  - b. September 18, 2024 Executive Meeting
  - c. October 16, 2024 Regular Meeting
7. Reports - none
8. Memorialization of Resolutions
  - a. 2024-42 Gianna Consello, 41 Thunder Head Drive, 4701.02/41, ZVE-1203 – approval of a bulk variance to construct a 12’ x 12’ roofed entry porch within the front setback for the principal building.
  - b. 2024-43 Michael & Andrea Bryan, 1 Pontiac Drive, 6303/8, ZVE-1205 – approval of 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. 2024-44 YMCA Camp Ockanickon, 1303 Stokes Road, 5101.01/1, SPR-5743A – approval of 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. 2024-45 Mark Padden, 65 Eayrestown Road, 304/5.01, ZVE-1208 – approval of a bulk variance to construct a 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.

- e. 2024-35A, 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.

9. Applications

- a. Chris & Crystal Lavoice, 2 Ram’s Gate Court, 4704/2.01, ZVE-1211 – seeking a bulk variance for the rear yard setback to construct a covered deck.
- b. Henry & Jami Stronski, 25 Borton’s Road, 6601/3, ZVE-1199 – seeking a bulk variance for the existing 6’ board-on-board fencing in the front yard.
- c. Jevon Stafferi, 2 Inverness Dr., 404.21/1, ZVE-1212 – seeking bulk variances for the side yard setback and lot coverage for the installation of an in-ground swimming pool.
- d. Michael Leventon, 154 Taunton Blvd. 3309/4, ZVE-1215 – seeking bulk variances for front, side and rear setbacks and building and lot coverages on an undersized lot for the construction of a new single-family dwelling in the GD Zoning District.
- e. Jon Clark, 35 Maine Trail, 2302/8, ZVE-1216 – seeking a bulk variance for the side yard setback and maximum building coverage to construct an attached deck.
- f. Taurus Builders, LLC, 207 E. Lake Boulevard, 3603/7, ZVE-1217 – seeking bulk variances for the front and side yard setbacks and exceeding the maximum building and lot coverages to construct a two-story addition and deck to the single-family dwelling.
- g. Janet McClafferty, 16 Robinson Road, 5706/3, ZVE-1213 – seeking a zoning interpretation of section 519D1, and subsequently several bulk variances for front, side and rear yard setbacks for the construction of a new single-family dwelling in the RGD-2 Zoning District.
- h. Happy Tails Medford, LLC, 560 Stokes Road, Suite 32, 4801.01/18.01, ZVE-1214 – seeking a use variance to allow a pet grooming business within the Community Commercial Zoning District in the Ironstone Village Shopping Center.

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*