



**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.  
JANUARY 15, 2025 7:00 P.M.  
AGENDA**

**REORGANIZATION MEETING**

1. Convening of Meeting
2. Open Public Meeting Statement
3. Flag Salute
4. Roll Call
5. Executive Session (Regarding Litigation and Board Appointments)
6. Nomination and Election of Chairman
7. Nomination and Election of Vice-Chairman
8. Memorialization of Resolutions
  - a. 2025-01 Appointment of Zoning Board Secretary
  - b. 2025-02 Appointment of Zoning Board Recording Secretary
  - c. 2025-03 Establish 2025 Meeting Dates
  - d. 2025-04 Designate Official Newspaper
  - e. 2025-05 Appointment of Zoning Board Attorney
  - f. 2025-06 Appointment of Zoning Board Engineer
  - g. 2025-07 Appointment of Zoning Board Planner

**REGULAR MEETING**

9. Correspondence
10. Minutes
  - a. December 18, 2024 Regular Meeting Minutes
11. Reports - none
12. Memorialization of Resolutions
  - a. 2024-46 Chris & Crystal Lavoice, 2 Ram's Gate Court, 4704/2.01, ZVE-1211 – approving a bulk variance for the rear yard setback to construct a covered deck.
  - b. 2024-47 Henry & Jami Stronski, 25 Borton's Road, 6601/3, ZVE-1199 – denying a bulk variance for the existing 6' board-on-board fencing in the front yard.
  - c. 2024-48 Jevon Stafferi, 2 Inverness Dr., 404.21/1, ZVE-1212 – approving bulk variances for the side yard setback and lot coverage for the installation of an in-ground swimming pool.

- d. 2024-49 Michael Leventon, 154 Taunton Blvd. 3309/4, ZVE-1215 – approving 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.
- e. 2024-50 Jon Clark, 35 Maine Trail, 2302/8, ZVE-1216 – approving a bulk variance for the side yard setback and maximum building coverage to construct an attached deck.
- f. 2024-51 Taurus Builders, LLC, 207 E. Lake Boulevard, 3603/7, ZVE-1217 – approving 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. 2024-52 Janet McClafferty, 16 Robinson Road, 5706/3, ZVE-1213 – approving 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.
- h. 2024-53 Happy Tails Medford, LLC, 560 Stokes Road, Suite 32, 4801.01/18.01, ZVE-1214 – approving a use variance to allow a pet grooming business within the Community Commercial Zoning District in the Ironstone Village Shopping Center.
- i. 2024-9A Goodwill Industries of Southern New Jersey of Philadelphia, 11 Tomlinson Mill Road, 5606/7, ZVE-1161 - seeking minor site plan and use variance for office space and drop off location per the final decision by the Honorable Jeanne T. Covert, A.J.S.C., 11/21/2024.

13. Applications

- a. Paul Handel, 12 West Lake Avenue, 3711/6, ZVE-1218 - seeking a bulk variance to convert the existing garage into a master bedroom along with a new two-story garage which encroaches into the side yard setback.
- b. Katherine Tenthoff, 13 Branch St., 1402/2, ZVE-1219 – seeking bulk variances for the front and side yard setbacks to construct a carport.
- c. Joseph Zurzolo, 13 N. Lakeside Dr. W., 3104/7, ZVE-1221 – seeking a bulk variance for the front yard setback.
- d. Goodwill Industries, 11 Tomlinson Mill Rd, 5605/7, ZVE-1161 – seeking approval for minor site plan and use variance for office space and drop off center for donations. Remanded from the Court 11/21/24.

14. Executive Session

15. Additional Action by Board

16. 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*