



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.
MARCH 19, 2025 6:30 P.M.
AGENDA**

1. Convening of Meeting
2. Open Public Meeting Statement
3. Flag Salute
4. Roll Call
5. Correspondence
6. Minutes
 - a. December 18, 2024 Regular Meeting Minutes
 - b. January 15, 2025 Regular Meeting Minutes
 - c. January 15, 2025 Executive Meeting Minutes
 - d. February 12, 2025 Regular Meeting Minutes
7. Reports – none
8. Memorialization of Resolutions
 - a. 2025-11 - Arthur & Kathleen Liston, 12 Pin Oak Trail, 3007/7, ZVE-1224 – approval of a bulk variance for the side yard setback to construct a garage/accessory structure.
 - b. 2025-12 - Raquel Remilev, 1 Pleasant Mill Court, 5301.01/25.08, ZVE-1220 – denying a bulk variance to construct a 6’ vinyl fence in the front yard.
 - c. 2025-13 - William Andes, 2 Club House Lane, 2701.04/17, ZVE-1225 – approval of a bulk variance for a side yard setback to enclose a screened porch.
 - d. 2025-14 - Joseph Pica, 45 Borton’s Road, 6601.01/35, ZVE-1226 – approval of a bulk variance to exceed the maximum lot coverage to construct a front porch with walkway, rear patio with walkway, shed, firepit, hot tub and driveway expansions.
 - e. 2025-15 - Alex McGeoch, 13 White Pine Drive, 2709/9, ZVE-1227 – approval of a bulk variance for a side yard setback to construct a second story addition.

- f. 2025-16 - Gary Mercy, 38 Sunset Trail, 5004/3, ZVE-1228 – approval of bulk variances for a rear yard setback and exceeding the maximum building and lot coverages to construct an 18’ X 12’ addition.
 - g. 2024-52A – 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 on an undersized lot. Amendment is to clarify variances granted for building and lot coverages.
9. Applications
- a. Eugene & Theresa Welsh, 20 North Lakeside Drive West, 3102/76, ZVE-1230 – seeking bulk variances for encroaching into the rear and side yard setbacks and exceeding the maximum lot coverage for the construction of a swimming pool.
 - b. Eric Henderson, 4 Knotty Oak Drive, 3202.19/15, ZVE-1231 – seeking bulk variances for encroaching into the rear yard setback, exceeding the maximum size allowable and the number of accessory structures permitted.
 - c. Christopher Ralis, 11 Friar Tuck Drive, 2703.08/7, ZVE-1232 – seeking a bulk variance for encroaching into the 5’ side yard setback for an existing shed.
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 concluded.