



DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT

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**MEDFORD TOWNSHIP
ZONING BOARD OF ADJUSTMENT
PUBLIC SAFETY BUILDING, 91 UNION ST.
APRIL 16, 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. March 19, 2025 - Regular Meeting Minutes
7. Reports – none
8. Memorialization of Resolutions
 - a. 2025-17 Eugene & Theresa Welsh, 20 North Lakeside Drive West, 3102/76, ZVE-1230 – approving 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. 2025-18 Eric Henderson, 4 Knotty Oak Drive, 3202.19/15, ZVE-1231 – approving bulk variances for encroaching into the rear yard setback, exceeding the maximum size allowable and the number of accessory structures permitted.
 - c. 2025-19 Christopher Ralis, 11 Friar Tuck Drive, 2703.08/7, ZVE-1232 – approving a bulk variance for encroaching into the 5' side yard setback for an existing shed.
9. Applications
 - a. Michael & Shannon Coluzzi, 298 Hartford Rd., 202/2.02, ZVE-1222 – seeking a bulk variance for exceeding the maximum lot coverage, encroaching into the side yard setback and exceeding the maximum height for a court fence for the construction of an athletic turf field.

- b. Rick Coraggio, 15 Wellesley Way, 401.01/8, ZVE-1223 – seeking bulk variances to exceed the maximum lot coverage and maximum size of an accessory structure and exceeding the maximum building height to construct a 1,225 sf pool cabana.
- c. Jessica Fink, 20 Medford-Evesboro Road, 401/9.01, ZVE-1229 – seeking a use variance for the expansion of a non-conforming use in the Highway Management Zone and bulk variances for encroaching into the side yard setbacks for the construction of a front porch.
- d. Todd Migliore, 100 Hinchman Road, 6201/1, ZVE-1236 – seeking bulk variances for the front and rear yard setbacks for the construction of a single-family dwelling on an undersized lot in the RGD-2 Zone.
- e. Joseph Zurzolo, 10 S. Lakeside Drive West, 3106/32, ZVE-1237 – seeking bulk variances to encroach into the side yard setback and exceeding the building and lot coverages for the construction of a screened porch and encroaching into the side yard setback for the 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.