



**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.  
MAY 21, 2025 6:30 P.M.  
AGENDA**

1. Convening of Meeting
2. Open Public Meeting Statement
3. Flag Salute
4. Roll Call
5. Correspondence - none
6. Minutes - none
7. Reports – none
8. Memorialization of Resolutions
  - a. 2025-20 Michael & Shannon Coluzzi, 298 Hartford Rd., 202/2.02, ZVE-1222 – approval of 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. 2025-21 Rick Coraggio, 15 Wellesley Way, 401.01/8, ZVE-1223 – approval of bulk variances to exceed the maximum lot coverage and maximum size of an accessory structure and the maximum building height to construct a 1,225 sf pool cabana.
  - c. 2025-22 Jessica Fink, 20 Medford-Evesboro Road, 401/9.01, ZVE-1229 – approval of d(2) use variance for the expansion of a non-conforming use in the HM Zone and bulk variances for encroaching into the side yard setbacks for the construction of a front porch.
  - d. 2025-23 Todd Migliore, 100 Hinchman Road, 6201/1, ZVE-1236 – approval of 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. 2025-24 Joseph Zurzolo, 10 S. Lakeside Drive West, 3106/32, ZVE-1237 – approval of bulk variances for the side yard setback and exceeding the building and

lot coverages for the construction of a screened porch and a bulk variance for a side yard setback for the existing shed.

9. Applications

- a. Paul Handel, 12 West Lake Avenue, 3711/6, ZVE-1218A - seeking bulk variances for the side and front yard setbacks and exceeding the maximum lot coverage to construct a two-story addition and expand the driveway.
- b. Francis & Lori Donohue, 1410-1412 Stokes Road, 5104.02/11, ZVE-1239 – seeking a bulk variance for a 5’ vinyl picket-style fence and a 6’ white vinyl privacy fence in the front yard.
- c. Richard Gillespie, 3 Winston Court, 3202.01/1.46, ZVE-1240 – seeking a bulk variance for a front yard setback and exceeding the maximum building coverage for the construction of a portico over the existing porch.
- d. Mill Creek Apiary, LLC, 32 N. Main Street, 1602/6.02, ZVE-1241 – seeking a use variance for honey processing/manufacturing, distribution and retail sales in the HVC Zoning District.

10. Executive Session

11. 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.*