



DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT

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**MEDFORD TOWNSHIP
ZONING BOARD OF ADJUSTMENT
PUBLIC SAFETY BUILDING, 91 UNION ST.
AUGUST 20, 2025 6:30 P.M.
AGENDA**

1. Convening of Meeting
2. Open Public Meeting Statement
3. Flag Salute
4. Roll Call
5. Correspondence – email from Mr. Juliano 7/17/25 requesting application to be carried to the September 17th Zoning Board Meeting.
6. Minutes
 - a. April 16, 2025 regular meeting minutes
 - b. May 21, 2025 regular meeting minutes
 - c. June 18, 2025 regular meeting minutes
7. Reports – none
8. Memorialization of Resolutions
 - a. 2025-30 Appointing Alternate Conflict Planner
 - b. 2025-31 James Jackson, 9 Strafford Circle Road, 5106/31, ZVE-1244 – approval of bulk variances for a rear and side yard setback and exceeding the lot coverage for the construction of an inground swimming pool.
 - c. 2025-32 Justin Wagner & Kristy Connor, 24 Cherry Street, 1601/5, ZVE-1245 – approval of bulk variances for the side yard setback and exceeding the building coverage for a one-story addition and covered patio.
9. Applications
 - a. Regina Juliano, 500 Tabernacle Road, 4704/1.01, ZVE-1253 – seeking a bulk variance for an ornamental 6’ fence in the front yard. (Requested to be carried to the September 17, 2025 agenda)

- b. Raquel & Eric Remilev, 1 Pleasant Mill Court, 5301.01/25.08, ZVE-1242 – seeking a bulk variance for a 6’ vinyl fence in the front yard.
- c. Jason Cohen, 20 East Delaware Trail, 2502.01/11, ZVE-1246 – seeking a bulk variance for the side yard setback for the construction of a 356 square foot one-story addition and enclosing the existing roofed deck.
- d. Daniel Maugeri, 19 Holly Drive, 2909/10, ZVE-1243 – seeking bulk variances for the side yard setbacks for a second-story addition and covered patio.
- e. Andrew Middleton, 9 Branch Street, 1402/1, ZVE-1248 – seeking bulk variances for a privacy fence in the front yard.
- f. Justin Davis, 66 North Lakeside Drive West, 3011/3, ZVE-1251 – seeking bulk variances for front yard and side yard setbacks to construct a second story addition.
- g. Jon Sharp, 227 Balsam Court, 906.03/36, ZVE-1254 – seeking bulk variances for exceeding the maximum building and lot coverage for the construction of a 420 sf deck.
- h. YMCA of the Pines, 1303 Stokes Road, 5101.01/1, SPR-5777 – seeking an amended preliminary and final site plan approval for the use of the Rohrer II building.

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.