



**DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT**

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**MEDFORD TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
PUBLIC SAFETY BUILDING, 91 UNION ST.  
SEPTEMBER 17, 2025 6:30 P.M.  
AGENDA**

1. Convening of Meeting
2. Open Public Meeting Statement
3. Flag Salute
4. Roll Call
5. Executive Session – Professional Appointments
6. Minutes
  - a. August 20, 2025 regular meeting minutes
7. Reports – none
8. Memorialization of Resolutions
  - a. 2025-30 Appointing Alternate Conflict Planner
  - b. 2025-33 Raquel & Eric Remilev, 1 Pleasant Mill Court, 5301.01/25.08, ZVE-1242 – denying bulk variance relief based on the doctrine of res judicata.
  - c. 2025-34 Jason Cohen, 20 East Delaware Trail, 2502.01/11, ZVE-1246 – granting 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. 2025-35 Daniel Maugeri, 19 Holly Drive, 2909/10, ZVE-1243 – granting bulk variances for the side yard setbacks for a second-story addition and covered patio and for the existing shed.
  - e. 2025-36 Andrew Middleton, 9 Branch Street, 1402/1, ZVE-1248 – granting bulk variances for a privacy fence in the front yard, two accessory structures in the front yard, side yard setback for the gazebo and exceeding the number of accessory structures.
  - f. 2025-37 Justin Davis, 66 North Lakeside Drive West, 3011/3, ZVE-1251 – granting bulk variances for front yard and side yard setbacks to construct a second story addition.

- g. 2025-38 Jon Sharp, 227 Balsam Court, 906.03/36, ZVE-1254 – granting bulk variances for the building and lot coverages and the side and rear yard setbacks for the construction of a 420 sf deck and side and rear yard setback for the existing shed.
- h. 2025-39 YMCA of the Pines, 1303 Stokes Road, 5101.01/1, SPR-5777 – granting an amended preliminary and final site plan approval for eliminating the pre-school use for the Rohrer II building previously granted.

## 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.
- b. William & Karla Porter, 40 S. Lakeside Drive W., 3105/46, ZVE-1255 – seeking a bulk variance for a fence in the wetlands.
- c. David Hoftiezer, 174 Cowpath Road, 6408/5, ZVE-1238 – seeking bulk variances for the front yard setback, the side yard setback, exceeding the maximum height, exceeding the capacity and building depth to construct a 25’ x 36’, three bay, two-story garage.
- d. James Bodeker, 2 Braddocks Mill Road, 6403/1.15, ZVE-1249 – seeking a bulk variance for a 6’ wooden privacy fence in the front yard.
- e. Alfred & Victoria Hummel, 4 Pin Oak Trail, 3007/3, ZVE-1256 – seeking a bulk variance for the side yard setback a building coverage for the construction of an addition.
- f. Loretta Mooney, 272 Hopewell Road, 5603/1, ZVE-1261 – seeking bulk variances for the front yard setback and building coverage for the construction of a deck.
- g. Peter Moody, 22 Mill Street, 2001/8, ZVE-1262 – seeking a bulk variance for a side yard setback and a Certificate of Appropriateness for the construction of a single-family dwelling in the Historic District.
- h. Kevin & Deborah Fanning, 201 Taunton Blvd., 3710/5, ZVE-1263 – seeking bulk variances for the side and rear yard setbacks and the building and lot coverages for the construction of an enclosed second story deck and the side yard setback for the existing shed.
- i. Christopher Acton, 202 Taunton Blvd., 3706/5, ZVE-1264 – seeking bulk variances for the front yard setback and exceeding the building coverage for the construction of a deck and porch.

## 10. 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.*