

**MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING**

**20 May 2020**

**5:30 p.m.**

**Via "Zoom" on-line platform\***

*\*This Meeting was conducted during a National Emergency with remote participation in accordance with guidance provided by the NJ Division of Local Government Services, Department of Community Affairs, as set forth in the Public Notice of this Meeting.*

Chairwoman Symons called the meeting to order at 5:35 p.m. and Mr. Dasti read the Statement of Conformance with the Open Public Meetings Act and the Municipal Land Use Law.

**ROLL**

Present: Hamilton, Pullman, Rickards, Umba, Wolf, Simmers, Meehan,  
Cocivera, Symons  
Absent: None  
Professional Staff: Attorney Jerry Dasti, Attorney Patrick Varga, Planner Michelle  
Taylor, Secretary Beth Portocalis

**PLEDGE OF ALLEGIANCE**

**MINUTES:**

February 19, 2020 Regular Meeting – Vice Chairman Cocivera made a motion to approve the February 2020 Zoning Board Meeting Minutes. Mr. Umba seconded the motion. Mr. Wolf abstained. A unanimous 7-0 voice vote carried the motion.

**REPORTS:** None

**EXECUTIVE SESSION:** None

**CORRESPONDENCE:**

Ms. Portocalis stated that the Eigenbrot application was deemed incomplete due to discrepancies in the documents submitted for their revised plans, and asked to continue their application to the June meeting without the need to re-notice; with consent to a time extension if required. With no one present from the public to speak on behalf of this application, Vice Chairman Cocivera made a motion to approve the request to continue. Mr. Umba seconded the motion. The roll call vote in favor was approved by a 7-0 vote.

**RESOLUTIONS TO BE MEMORIALIZED:**

**Lisa Mikulak, 188 S. Lakeside Drive E., Block: 4903, Lot: 149, ZVE-1050**

**Resolution 2020-19**

Motion to dismiss with prejudice for failure to appear for an application of reconsideration of the Board denial at the November 2019 meeting of a driveway with two openings and reduction in the size of approved shed in the side yard. **Zone: GD**

**Recorded Vote:**

Ayes: Hamilton, Pullman (2), Wolf, Cocivera (M), Symons  
Nays: None  
Abst.: None  
Motion carried: 5 - 0 - 0

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**SWORN:** Patrick McAndrew, Esq.  
James Blair Murdock, Co-Owner  
Christine Murdock, Co-Owner

Mr. McAndrew opened the testimony with a re-cap of the February testimony. Based upon the Board's questions and comments at that meeting, Mr. and Ms. Murdock have revised their application to seek approval for a conforming 1,080 sf detached garage. (24'D x 45'W x 20'H) The proposed pole barn garage was originally proposed to be constructed of metal, and the new proposed detached garage will be wood sided with horizontal lines with shake wood roof shingles. The color will be butternut and closely match the color of the dwelling.

Only one variance is required for placement of the proposed garage in the front yard. The lot itself is of an atypical shape, and the existing dwelling is set far back on the lot. All lot coverage requirements of 15% maximum have also been met, with the reduced size of the garage structure and reduced driveway coverage. The garage will house no more than the permitted three vehicles.

Exhibits A12-A15 were distributed to Board members via electronic mail prior to the meeting, including color samples available from the manufacturer. The garage will have real windows, trimmed in white. The garage doors will be 8' x 8' and will match the siding. The lighting will be downward LED flood lights in placed over the garage doors. Mrs. Taylor suggested to place them at a 45-degree angle or less and to use a warmer color.

Chairwoman Symons asked about the shed, and Mr. Murdock stated it will be relocated to be a least 5' off the property lines.

**PUBLIC:** Mr. Umba made a motion to open the public portion. Vice Chairman Cocivera seconded.

The voice vote was unanimous. No one from the public spoke.

Mr. Umba made a motion to close the public portion. Vice Chairman Cocivera seconded. The voice vote was unanimous.

Vice Chairman Cocivera made a motion to approve the amended application with bulk variance approval of the detached garage to be located in the front yard; with the requirement for the downward warmer color lighting and the shed to relocated. Mr. Rickards seconded the motion.

Recorded Vote:

Ayes: Pullman, Rickards, Umba, Simmers, Cocivera, Symons  
Nays: None  
Abst.: Wolf  
Motion carried: 6 - 0 - 0

**V. Anthony Cattani, 3 Hill Court, Block 3202.12; Lot 45 ZVE 1062**

Bulk Variances required to construct an in-ground pool with concrete decking. Building Coverage: 12% permitted; existing 16.2%. Lot coverage: 30% permitted; 28% existing; 44.2% proposed. Side and rear yard setbacks: 15' required; 10' proposed. **Zone: GD**

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Recorded Vote:

Ayes:	Pullman, Rickards, Umba, Wolf, Cocivera, Symons
Nays:	Hamilton
Abst.:	None
Motion carried:	6 – 1 - 0

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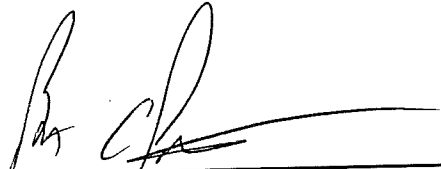
**GENERAL PUBLIC:** Mr. Umba made a motion to open the public portion. Vice-Chairman Cocivera seconded.  
No one from the public spoke.  
Mr. Umba made a motion to close the public portion. Mr. Pullman seconded. The voice vote was unanimous.

**EXECUTIVE SESSION:** None

**ADDITIONAL ACTION BY BOARD:** None

**MOTION FOR ADJOURNMENT:**

Vice Chairman Cocivera made a motion to adjourn the Zoning Board of Adjustment meeting at 6:40 pm. Mr. Umba seconded the motion. The voice vote was unanimous.

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Beth Portocalis, Zoning Board Secretary & Recording Secretary