

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

15 July 2020 -- 5:30 p.m.

**Public Safety Building and 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.*

Vice Chairman Cocivera called the meeting to order at 5:45 p.m. and Mr. Varga read the Statement of Conformance with the Open Public Meetings Act and the Municipal Land Use Law.

ROLL

Present: Pullman, Rickards, Umba, Wolf, Simmers, Meehan, Cocivera
Absent: Hamilton, Symons
Professional Staff: Attorney Patrick Varga, Engineer Christopher Noll, Planner Michelle Taylor, Secretary Beth Portocalis

PLEDGE OF ALLEGIANCE

MINUTES:

June 17, 2020 Regular Meeting – Mr. Wolf made a motion to approve the June 2020 Zoning Board Meeting Minutes. Mr. Pullman seconded the motion. A unanimous voice vote carried the motion.

REPORTS: None

EXECUTIVE SESSION: None

CORRESPONDENCE: Secretary Portocalis read a letter asking that the Foulk dba Medford Auto Care application be carried without the need to re-notice. Having no one present to speak on this application, Mr. Umba made a motion to approve. Mr. Wolf seconded. A unanimous voice vote approved this request.

RESOLUTIONS TO BE MEMORIALIZED:

James & Jessica Eigenbrot, 98 Old Marlton Pike, Block: 906.01, Lot: 10, ZVE-1053,

Resolution 2020-23

Bulk Variance approval to construct an addition to the dwelling living space; and denial of an attached garage with an existing detached garage and shed permitted to remain on the property.

Recorded Vote:

Ayes: Pullman (2), Wolf (M), Simmers, Cocivera
Nays: None
Abst.: None
Motion carried: 4 - 0 - 0

Thornberry Holdings LLC, 50-52 Eayrestown Road, Block: 804, Lot: 2.02, SPR-5749,

Resolution 2020-24

Preliminary and Final Site Plan approval and approval of amended Use Variance for Stokelyn Estate Winery.

Recorded Vote:

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

APPLICATIONS/OFFICIAL

Chris & Wendy Fenske, 6 Georgia Trail, Block: 2502.02, Lot: 5, ZVE-1064

Seeking bulk variance approval for exceeding number of permitted accessory structures; two accessory structures proposed/existing where one is permitted. **Zone: GD**

SWORN: Christopher & Wendy Fenske, Owners

Mrs. Fenske opened the application by explaining that they did not realize permits would be necessary for a “soaking tub” that they added to their rear yard . The tub has a pump and filters, but it is not a traditional hot tub as it does not have jets. There is an existing gazebo/ pergola adjacent to the location of the tub, which sits on a small elevated deck/platform. If the Board grants retroactive approvals, the Fenske’s do plan to add electric for a ceiling fan and external string type lights. They stated they do plan to add some pavers under the gazebo and will enhance the landscaping.

Mrs. Taylor had no comments. Mr. Varga asked if these improvements would have a negative effect on the neighborhood and the Master Plan, to which the Fenskes replied no.

PUBLIC: None. Mr. Umba made a motion to close the public portion. Mr. Wolf seconded. The voice vote was unanimous.

Mr. Umba made a motion to approve the application permitting the two accessory structures. Mr. Pullman seconded the motion.

Recorded Vote:

Ayes: Pullman, Rickards, Umba, Wolf, Meehan, Simmers, Cocivera
Nays: None
Abst.: None
Motion carried: 7 - 0 - 0

Daniel Terry Galvin, Jr., 2 Great Bridge Court, Block: 5105, Lot: 24, ZVE-1063

Seeking bulk variance approval to construct a 10'x12' attached deck. Building Coverage existing 14.2%, proposed 14.7%, permitted 10%. Lot Coverage existing 20%, proposed 21%, permitted 20%. **Zone: RGD-1**

SWORN: Daniel Terry Galvin, Jr., Owner

Mr. Galvin opened his testimony that he has an existing 10' x 12' attached deck, which is in need of replacement as it is approximately 25 years old. In order to square it off with the dwelling, he is proposing to extend it by 8' for an additional 96sf of coverage and a final size of 18' x 12'. It does not extend past the end of the house and cannot be seen by any of the neighbors. He also clarified the building coverage being 14.63% and the lot coverage will be 20.4%. Mr. Galvin continued that the deck will be made of Timbertech materials. No trees will need to be removed. A new set of stairs will be constructed but they will be in the same location, so there is no change in setbacks.

Mrs. Taylor had no comments. Mr. Varga asked if these improvements would have a negative effect on the neighborhood and the Master Plan, to which Mr. Galvin replied no.

PUBLIC: None. Mr. Umba made a motion to close the public portion. Mr. Pullman seconded. The voice vote was unanimous.

Mr. Pullman made a motion to approve the application as proposed. Mr. Wolf seconded the motion.

Recorded Vote:

Ayes:	Pullman, Rickards, Umba, Wolf, Meehan, Simmers, Cocivera
Nays:	None
Abst.:	None
Motion carried:	7 - 0 - 0

Nicholas Giordano dba Taurus Builders, 14 Georgia Trail, Block 2502.02, Lot 8, ZVE-1065

Seeking bulk variance approval to construct a new single family dwelling requiring a design waiver for the proposed driveway; 10' from side property line required; 5' proposed; and a rear yard setback proposed at 43' where 50' required. **Zone: GD**

SWORN: Nick Giordano, 20 East Centennial Road, Owner

Mr. Giordano opened his testimony by explaining that he is the owner of a local construction firm that specializes in new home construction and home remodeling. He purchased this vacant lot with the intent to construct a new single family dwelling of the approximate same size as neighboring properties, although this dwelling will be more modern in appearance than some of other homes built several decades ago. He continued that the lot is somewhat encumbered by

wetlands and wetlands buffers, so the only way to configure the new dwelling will necessitate the granting of relief of 7' in the side yard setback. The adjoining lot at 12 Georgia Trail is vacant land and cannot be built on due to wetlands constraints.

Upon Board questioning, Mr. Giordano stated the only trees that will need to be removed are in the corner where the setback relief is being sought.

Mrs. Taylor pointed out to the Board members that the back door of the proposed dwelling is at the buffer line corner. To exit the dwelling, steps will be needed. After discussion with Mr. Giordano and Board members, all concurred that Mr. Giordano should modify his setback request to no more than 40'.

Mr. Noll was next to speak on the design waiver request for the driveway. Mr. Giordano is proposing a 5' setback from the side yard property line where 10' is required. Mr. Giordano explained that due to the contours of the lot, the driveway as proposed was the most prudent design. After discussion amongst Board members, Mr. Giordano agreed to relocate the driveway, and it was further agreed that Mr. Noll would review the grading plan submission and work with Mr. Giordano to eliminate some or all of the setback.

Mr. Varga asked if these improvements would have a negative effect on the neighborhood and the Master Plan, to which Mr. Giordano replied no due to the preservation of the wetlands and buffers and the enhancement of the neighborhood with a new single family dwelling.

PUBLIC: None. Mr. Umba made a motion to close the public portion. Mr. Pullman seconded. The voice vote was unanimous.

Mr. Umba made a motion to approve the application; with a 40' maximum side yard setback and with a design waiver granted for the driveway of no less than 5' from the side property line to be determined in the field by Mr. Noll. Mr. Wolf seconded the motion.

Recorded Vote:

Ayes:	Pullman, Rickards, Umba, Wolf, Meehan, Simmers, Cocivera
Nays:	None
Abst.:	None
Motion carried:	7 - 0 - 0

Brian and Carli Hollins, 318 Jackson Road, Block 5507.01, Lot 3.07, ZVE-1066

Seeking Bulk Variance approvals to construct a detached pool house 12' x 16' x 13'H (192 sf) where 168 sf is the maximum permitted size for an accessory structure; construction of a detached pole barn garage sized 30' x 40' x 22'H (1200 sf) where 24' x 40' (1,080 sf) is the maximum size and 20' is the maximum height; and garage parking capacity of seven vehicles where three vehicles are permitted. **Zone: RGD-2**

SWORN: Brian and Carli Hollins, Owners

Mrs. Hollins opened the application by explaining that she & her husband have recently installed an in-ground pool with pool decking, and are requesting approval to construct a pool house of 192 sf, which will include a toilet and sink. They are also requesting approval to construct an oversized garage of 1200 sf on this 8+ acre lot to store quads, the pool furniture & equipment, yard equipment, and Mr. Hollins oversized passenger truck that does not fit in the attached garage. The doors are proposed at 9' for this reason. Mrs. Hollins continued that the height is proposed at 22' for a second story to be used for storage only. In response to Board questions, Mrs. Hollins confirmed that there will not be any climate controls, bathroom or insulation in the proposed detached garage, just electric for lighting.

Mrs. Hollins added that Little Construction would be building the detached garage, which will have white vinyl siding to match the dwelling. The garage doors will match those on the dwelling, and the only lighting on the exterior will be decorative sconces and a motion activated security light that will face downward.

Mrs. Taylor noted that this is a large property and there are no issues with coverages. If the Board was inclined, the doors could be reduced to 8' in height with a 9' header and it would maintain the pitch as proposed. Mrs. Hollins noted that the proposed garage is the same as a neighbor's garage, which they found to be both functional to their needs and aesthetics.

Mr. Varga asked if these improvements would have a negative effect on the neighborhood and the Master Plan, to which Mrs. Hollins replied no due to the size of the property, the similarity to the neighboring properties in this small subdivision, and the preservation of the natural buffers creating no visual impacts on adjoining properties.

PUBLIC: None. Mr. Umba made a motion to close the public portion. Mr. Pullman seconded. The voice vote was unanimous.

Mr. Umba made a motion to approve the application as submitted. Mr. Wolf seconded the motion.

Recorded Vote:

Ayes:	Pullman, Rickards, Umba, Wolf, Meehan, Simmers, Cocivera
Nays:	None
Abst.:	None
Motion carried:	7 - 0 - 0

GENERAL PUBLIC: Mr. Rickards made a motion to open the public portion. Mr. Meehan seconded.

No one from the public spoke.

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

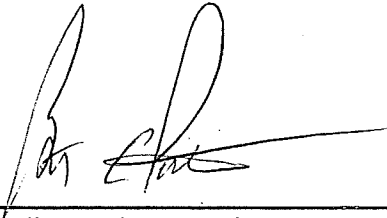
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EXECUTIVE SESSION: None

ADDITIONAL ACTION BY BOARD: Ms. Portocalis stated that a decision whether or not to offer the August meeting as a “hybrid” meeting is still to be decided, predicated on the order and delivery of equipment. A decision on the start time will also be determined.

MOTION FOR ADJOURNMENT:

Mr. Umba made a motion to adjourn the Zoning Board of Adjustment meeting at 6:50 pm. Mr. Wolf seconded the motion. The voice vote was unanimous.

A handwritten signature in black ink, appearing to read 'Beth Portocalis', with a long horizontal flourish extending to the right.

Beth Portocalis, Zoning Board Secretary & Recording Secretary