

**MEDFORD TOWNSHIP
ZONING BOARD OF ADJUSTMENT MEETING**

17 APRIL 2019

7:00 p.m.

Public Safety Building

Attorney Norman called the meeting to order at 7:14 p.m. and read the Statement of Conformance with the Open Public Meetings Act and the Municipal Land Use Law.

ROLL

Present: Benstead, Hamilton, Lane, Wolf, Pullman, Symons
Absent: Cocivera, Simmers
Professional Staff: Attorney Christopher Norman, Planner Michelle Taylor, Secretary Beth Portocalis

PLEDGE OF ALLEGIANCE

MINUTES:

March 20, 2019 Regular Meeting – Mr. Wolf made a motion to approve the March 2019 Zoning Board Regular Meeting Minutes. Ms. Lane seconded the motion. Mr. Pullman recused himself. A unanimous voice vote of all other Board members carried the motion.

March 20, 2019 Executive Session – Mr. Benstead made a motion to approve the March 2019 Zoning Board Executive Session Minutes. Mr. Hamilton seconded the motion. Mr. Pullman recused himself. A unanimous voice vote of all other Board members carried the motion.

REPORTS: Moved to the end of the Agenda

CORRESPONDENCE: None

EXECUTIVE SESSION: Chairwoman Symons called for the Executive Session to be moved to the end of the Agenda.

RESOLUTIONS:

Adam Taylor, 302/47, 236 Mt. Holly Road, ZVE-1036, Bulk Variance to construct a 45'W x 30'D x 20'H detached pole barn, where 45' x 24' is the maximum permitted size. Zone: AR

Recorded Vote:

Ayes: Benstead, Hamilton, Lane (M), Wolf (2), Symons
Nays: None
Abstentions: Pullman
Motion carried: 5 - 0 - 1

Thornberry Holdings, LLC, 804/2.02, 50-52 Eayrestown Road, ZVE-1038,

Use Variance to allow a vineyard/winery on existing residential property with Q-Farm grounds. (with three changes to draft Resolution as summarized by Mr. Norman) **Zone: AR**

Recorded Vote:

Ayes: Benstead (2), Hamilton, Lane (M), Wolf, Symons
Nays: None
Abstentions: Pullman
Motion carried: 5 - 0 - 1

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APPLICATIONS/OFFICIAL:

Nicholas & Lori Fifis, 6401/49, 36 Macclesfield Drive, ZVE-1039, Bulk Variance required to construct a rear covered porch & outside grilling area exceeding lot coverage- 19.97% existing, 22.99% proposed, 20% permitted. Design waiver required for existing driveway. **Zone RGD-2 .**

SWORN: Nicholas & Lori Fifis, Owners
Jeffery King, Architect

Mr. Fifis was first to testify. He explained that he purchased the home three years ago. An in-ground pool was added two years ago. Mr. & Mrs. Fifis also replaced the entire septic system. The driveway and a shed were both pre-existing to their purchase of the property.

Mr. King was next to testify. He distributed Exhibit A-12; which was photos of a shed that was not included in the survey submitted with the application to the Board. The Block & Lot Coverage Worksheet had 22.9 % Lot Coverage; but the shed adds an additional 120 sf of coverage making the new total requested Lot Coverage Variance request 23.25%. The shed is in the rear yard and is setback 8' from the property line, so no Variance is required.

The lot is 1.01 acres, whereas 1.25 acres is the minimum lot size in the RGD-2 Zoning District; therefore the lot is undersized. The dwelling faces due south and there are no trees in the rear yard to provide shade. Also, the property is open and can be seen by neighbors. The proposed outside grilling area and covered porch will enhance the aesthetic and will also provide shade to the family so as to better enjoy the rear yard area.

It will be constructed of two types of stone and is basically an elevated patio area. The porch roof will match the house as will the siding and stone work. The colors will also match.

No trees need to be removed for this proposed project, but Mr. & Mrs. Fifis have planted almost 50 trees since they purchased the property and will be adding additional landscaping as a part of this project.

The porch will have recessed lighting with warm colors and a ceiling fan.

Mrs. Taylor had no comments, and referred the Board to Mr. Noll's letter of March 25, 2019 recommending the approval of the design waiver for the horseshoe driveway.

PUBLIC: None

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

Mr. Hamilton made a motion to approve the application with the design waiver for the driveway; with the conditions that (1) a revised Block & Lot Coverage Worksheet to include the shed is

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submitted; (2) materials and colors to match the dwelling; and (3) the lighting will be recessed and under 3,000 lumens. Mr. Wolf seconded the motion.

Recorded Vote:

Ayes: Benstead, Hamilton, Lane, Wolf, Pullman, Symons
Nays: None
Abst.: None
Motion carried: 6 - 0 - 0

GENERAL PUBLIC: None

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

REPORTS: Mrs. Taylor distributed and briefly discussed her 2018 Annual Report and its findings with the Board. The formal vote to approve the Annual Report will be taken at the May meeting.

EXECUTIVE SESSION:

The Board went into executive session at 8:00 pm. The Board meeting resumed at 8:27 pm

Mr. Hamilton made a motion to appoint Robert Kingsbury, Esq. as Conflict Attorney. Mr. Wolf seconded the motion.

Recorded Vote:

Ayes: Benstead, Hamilton, Lane, Wolf, Pullman, Symons
Nays: None
Abst.: None
Motion carried: 6 - 0 - 0

Mr. Benstead made a motion to appoint Jerry Dasti, Esq. of the firm Dasti, Murphy, McGuckin, Ulaky, Koutsouris, & Connors as Conflict Attorney for the Board. Ms. Lane seconded the motion.

Recorded Vote:

Ayes: Benstead, Hamilton, Lane, Wolf, Pullman, Symons
Nays: None
Abst.: None
Motion carried: 6 - 0 - 0

MOTION FOR ADJOURNMENT:

Mr. Benstead made a motion to adjourn the Zoning Board of Adjustment meeting at 8:30 pm.
Mr. Hamilton seconded the motion. The voice vote was unanimous.



Beth Portocalis, Zoning Board Secretary & Recording Secretary