

**MEDFORD TOWNSHIP
ZONING BOARD OF ADJUSTMENT MEETING**

21 August 2019

7:00 p.m.

Public Safety Building

Attorney Norman called the meeting to order at 7:04 p.m. and read the Statement of Conformance with the Open Public Meetings Act and the Municipal Land Use Law.

ROLL

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

PLEDGE OF ALLEGIANCE

MINUTES:

July 17, 2019 Regular Meeting – Mr. Pullman made a motion to approve the July 2019 Zoning Board Regular Meeting Minutes. Mr. Wolf seconded the motion. A unanimous voice vote of all other Board members carried the motion.

REPORTS: None

CORRESPONDENCE: None

EXECUTIVE SESSION: None

RESOLUTION MEMORIALIZATIONS:

#2019-21 DePetris Family Associates 2, LLC, 2702.01/12.03, 207 Tuckerton Road, ZVE-1044. Denial of a Use Variance to demolish the existing PNC Bank and build 6,479 sf building containing four tenants, including a fast food restaurant with a drive-thru and three other retail tenants. **Zone: CC**

Recorded Vote:

Ayes: Hamilton (M), Wolf (2), Pullman, Symons
Nays: None
Abstentions: None
Motion carried: 4 - 0 - 0

#2019-22: Steve & Susan Scassero, 5104.02/9, 1414 Stokes Road, ZVE-1046. Approval of Bulk Variances to construct an addition of 299 sf, covered porch of 70 sf, and an accessory 160 s/f shed. Lot Frontage 200' required, 100' existing, 100' proposed; Lot Acreage 2.0 acres required, 0.59 sf existing, 0.59 sf proposed; one side yard setback 50' required, 27.87' existing, 20.65' proposed; second side yard setback 50' required, 28.16' existing, 48' proposed; rear yard setback 100' required, 104.64' existing, 95.4' proposed; lot coverage 15% permitted, 20% existing, 22% proposed. **Zone: RGD-1**

Recorded Vote:

Ayes: Benstead, Lane (M), Hamilton, Wolf (2), Pullman, Symons
Nays: None
Abstentions: None
Motion carried: 6 - 0 - 0

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Jason & Victoria Pinette, 4801.05/3, 14 Nelson Drive, ZVE-1047, Approval of a Bulk Variance to construct a 288 sf in-ground pool and a 238 sf concrete walkway. Rear yard setback for pool 30' required, 7' proposed. Retroactive approvals for existing 56 sf shed; a 19.2 sf wooden deck; and a 352 sf concrete patio. **Zone: GD**

Recorded Vote:

Ayes:	Benstead (M), Lane, Hamilton, Wolf, Pullman (2), Symons
Nays:	None
Abstentions:	None
Motion carried:	6 - 0 - 0

APPLICATIONS/OFFICIAL: None

GENERAL PUBLIC: None

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

Chairwoman Symons announced that the Board Engineer, Christopher Noll, will be making a Presentation at the September meeting.

MOTION FOR ADJOURNMENT:

Mr. Hamilton made a motion to adjourn the Zoning Board of Adjustment meeting at 7:12 pm.
Mr. Benstead seconded the motion. The voice vote was unanimous.



Beth Portocalis, Zoning Board Secretary & Recording Secretary