

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

16 January 2019

7:00 p.m.

Public Safety Building

Attorney Norman called the meeting to order at 7:06 p.m. and read the Statement of Conformance with the Open Public Meetings Act and the Municipal Land Use Law.

SWEARING IN OF NEW AND REAPPOINTED MEMBERS – Robert Simmers, Alternate 1

ROLL.

Present: Hamilton, Wolf, Lane, Benstead, Pullman, Simmers, Symons

Absent: Cocivera

Professional Staff: Attorney Christopher Norman, Engineer Christopher Noll, Planner Michelle Taylor, Secretary Beth Portocalis

EXECUTIVE SESSION – Chairwoman Symons called for an Executive Session at 7:10 pm.

The meeting reconvened at 7:50 pm

RE-ORGANIZATION

NOMINATION & ELECTION OF CHAIRPERSON: Mr. Benstead nominated Mrs. Symons. Mr. Wolf seconded. The roll call vote was unanimous. (7-0)

NOMINATION & ELECTION OF VICE-CHAIRPERSON: Mr. Simmers nominated Mr. Cocivera. Mr. Pullman seconded. The roll call vote was unanimous. (7-0)

RESOLUTION APPOINTING BETH PORTOCALIS AS BOARD SECRETARY(2019-1): Mr. Pullman made the motion; Ms. Lane seconded. The roll call vote was unanimous. (7-0)

RESOLUTION APPOINTING BETH PORTOCALIS AS BOARD RECORDING SECRETARY (2019-2): Mr. Pullman made the motion; Ms. Lane seconded. The roll call vote was unanimous. (7-0)

RESOLUTION APPOINTING CHRISTOPHER NORMAN AS BOARD ATTORNEY (2019-3) : Mr. Hamilton made the motion; Mr. Benstead seconded. The roll call vote was unanimous. (7-0)

RESOLUTION APPOINTING CHRISTOPHER NOLL OF ENVIRONMENTAL RESOLUTIONS, INC. AS BOARD ENGINEER (2019-4): Ms. Lane made the motion; Mr. Benstead seconded. The roll call vote was unanimous. (7-0)

RESOLUTION APPOINTING MICHELLE TAYLOR OF TAYLOR DESIGN GROUP AS BOARD PLANNER (2019-5): Mr. Wolf made the motion; Ms. Lane seconded. The roll call vote was unanimous. (7-0)

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RESOLUTION APPROVING MEETING DATES (2019-6): Mr. Simmers made the motion to approve the meeting dates and times per the Resolution schedule distributed by the Board Secretary. Mr. Benstead seconded. The roll call vote was unanimous. (7-0)

RESOLUTION DESIGNATING THE OFFICIAL & ALTERNATE NEWSPAPER (2019-7):
Ms. Lane made the motion to designate the Burlington County Times as the official newspaper and the Central Record as the alternate newspaper. Mr. Pullman seconded. The roll call vote was unanimous. (7-0)

REGULAR MEETING AGENDA

PLEDGE OF ALLEGIANCE

MINUTES:

December 3, 2018 Regular Meeting – Mr. Simmers made a motion to approve the December 3, 2018 Zoning Board Meeting Minutes. Mr. Wolf seconded the motion. A unanimous voice vote carried the motion.

December 3, 2018 Executive Session Meeting – Mr. Pullman made a motion to approve the December 3, 2018 Zoning Board Executive Session Minutes. Mr. Wolf seconded the motion. A unanimous voice vote carried the motion.

December 19, 2018 Regular Meeting – Mr. Simmers made a motion to approve the December 19, 2018 Zoning Board Meeting Minutes with changes on vote tallies. Mr. Pullman seconded the motion. A unanimous voice vote carried the motion; with Chairwoman Symons and Mr. Benstead abstaining.

REPORTS: None

EXECUTIVE SESSION: Chairwoman Symons called for an Executive Session at 7:55 pm. The meeting reconvened at 8:10 pm **Mr. Benstead left the meeting at 8:10 pm.

CORRESPONDENCE: None

RESOLUTIONS TO BE MEMORIALIZED:

YMCA Camp Ockanickon, Inc., 5101.01/1, 8, 11, & 13, 1303 Stokes Road, ZVE-1033
(Resolution 2019-8) Use Variance to permit the operation of a grade K-12 school where K-8 school is permitted, and Site Plan Submission Waiver request. Zone: PPE

Recorded Vote:

Ayes:	Hamilton, Lane, Wolf (M), Pullman (2), Simmers
Nays:	None
Abst.:	None

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Motion carried: 5 - 0 - 0

Tim Meise, 2003/10, 118 South Main Street, ZVE-1029 (Resolution 2019-9)

Use Variance to permit operation of a licensed Cooperative Sober Living Residence (CSLR) in the RHO Zoning District; including Interpretation of Ordinances for Sober Living residential housing. Application is also requesting a Site Plan waiver as no improvements to the property are being proposed. **Zone: RHO**

Recorded Vote:

Ayes: Pullman (M), Simmers (2) (**With change of language on pg. 3*)
Nays: None
Abst.: None
Motion carried: 2 - 0 - 0

Tim Meise, 2003/11, 112 South Main Street, ZVE-1028 (Resolution 2019-10)

Use Variance to permit operation of a licensed Cooperative Sober Living Residence (CSLR) in the RHO Zoning District; including Interpretation of Ordinances for Sober Living residential housing. Applicant is also requesting a Site Plan waiver as no improvements to the property are being proposed. **Zone: RHO**

Recorded Vote:

Ayes: Pullman (2), Simmers (M) (**With change of language on pg. 3*)
Nays: None
Abst.: None
Motion carried: 2 - 0 - 0


APPLICATIONS/OFFICIAL - None

GENERAL PUBLIC: None

Mr. Wolf made a motion to close the general public portion of the meeting. Mr. Pullman seconded the motion. A voice vote was unanimous.

MOTION FOR ADJOURNMENT:

Mr. Hamilton made a motion to adjourn the Zoning Board of Adjustment meeting at 8:16 pm. Mr. Simmers seconded the motion. A voice vote was unanimous.



Beth Portocalis, Zoning Board Secretary & Recording Secretary