



**DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT**

17 North Main Street • Medford • NJ 08055

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**MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**PUBLIC SAFETY BUILDING, 91 UNION STREET, MEDFORD**

**Wednesday, May 20, 2020, 5:30 P.M.**

**Via Zoom Conference**

***PLEASE NOTE: This Meeting is being conducted during the current National Emergency with remote participation in accordance with guidance provided by the New Jersey Division of Local Government Services, Department of Community Affairs, as set forth in the Public Notice of this Meeting.***

**Meeting ID: 824 1281 4504 // Password: 884389**

**ALL SUPPORTING APPLICATION DOCUMENTS ARE AVAILABLE ON THE MEDFORD MUNICIPAL WEBSITE AT: <http://www.medfordtownship.com/zoningboard>**

**REGULAR MEETING**

1. Open Public Meeting Statement
2. Roll Call
3. Flag Salute
4. Minutes – February 19, 2020 Regular Meeting Minutes
5. Correspondence
6. Agenda

**MEMORIALIZATIONS:**

**Lisa & Stephen Mikulak - Block 4903, Lot 149; 188 S. Lakeside Drive E. ZVE – 1050.**  
(Resolution 2020-15) Dismissing With Prejudice The Application For Reconsideration

**Camp EFS – 26 Fostertown Road, Block 303, Lot 2.03 ZVE 1061.** (Resolution 2020-16)  
Use Variance approval to permit accessory residency in an historic single family dwelling.  
**Zone: AR**

**Steve Griffith – 23 Holly Drive; Block 2909, Lot 8 ESL 218L.** (Resolution 2020-17)  
Approval to construct a new single family dwelling on a residential lot requiring one side yard setback and building coverage variances. **Zone: GD**

**APPLICATIONS:**

**James Blair Murdock, 650 Tabernacle Road, Block: 4706, Lot: 4, ZVE-1058,**  
(Continued from February 19, 2020 meeting)

***\*Application has been amended to construct a 1,080 sf detached garage requiring a Bulk Variance for placement in the front yard.***

Bulk Variances required to construct a 2,000 sf pole barn & 2,566 sf driveway on a non-conforming lot. (1) Exceeds the permitted size of a garage 50' wide by 40' deep proposed; 45' wide by 24' deep permitted. (2) Accessory structure located in front yard which is not permitted in a front yard—proposed garage is setback 143' from Tabernacle Road. (3) Garage capacity twelve to sixteen vehicles proposed, three vehicles permitted. Lot Coverage 12.66 % existing, 18.15 % proposed, 15% permitted. **Zone: RGD-1**

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

*(Continued from February 19, 2020 meeting)*

*\*Application has been amended to eliminate the proposed detached garage and construct an attached garage sized 40' x 45' (1800 sf) and the addition to the dwelling as proposed, requiring the following bulk variances: a.) The minimum side yard setback for the principal building is 50 feet, the existing dwelling is setback 10.94 feet from the western property line. The 75.13 feet linear feet addition is proposed to be 11.06 feet from the property line, at the closest point, and up to 11.70 feet; b) The permitted building coverage is 10%, the existing is 3.31%, and the proposed is 11.22%; c) the permitted lot coverage is 15%, the existing is 14.01%, and the proposed is 19.42%.; d) Private residential garages are permitted to be 45 feet wide by 24 feet deep or 1,080 SF. The applicant proposes a garage that is 40 feet wide by 45 feet deep, 1,800 sf; and e) Private residential garages are permitted to have a capacity for not more than three motor vehicles, where the proposed garage has a capacity for 7 to 8 vehicles.*

Bulk Variances required to construct a 1,566.25 sf addition and 1,400 sf garage on a non-conforming lot. Lot Area 0.96 acres existing, 2.0 acres required. Lot Width at the building line is 183' existing, 200' required. Lot Depth 284.85' existing, 300' required. Side yard setback for principal dwelling 10.94' existing, 50' required; Front yard setback 53.82' existing, 100' required. Garage exceeds size permitted 35' wide by 40' deep proposed; 45' wide by 24' deep permitted. Garage height 20.875' proposed, 20' permitted. Garage capacity 4 to 5 vehicles proposed, 3 vehicles permitted. Garage side yard setback 35' existing, 15' proposed, 50' required. Lot Coverage 14.01% existing, 19.06% proposed, 15% permitted.

**Zone: GMS**

**V. Anthony Cattani, 3 Hill Court, Block: 32.02.12, Lot: 45, ZVE-1062,** Bulk Variance required to construct an in-ground pool. Building coverage existing 16.2%, permitted 12%. Lot coverage 28% existing, proposed 44.2%, 30% permitted. Side and rear set back proposed 10 feet, permitted 15 feet. **Zone: GD**

**Thornberry Holdings LLC, 50-52 Eayrestown Road, Block: 804, Lot: 2.02, SPR-5749,**  
*(Carried from the February 19, 2020 meeting to the June 17, 2020 meeting) Preliminary & Final Site Plan approval for Stoklyn Estate Winery.*

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7. General Public
8. Executive Session (if required)
9. Additional Action by Board
10. Motion for Adjournment

Beth Portocalis,  
Zoning Board Secretary

*Please be advised that this public meeting of the Medford Township Zoning Board of Adjustment will be videotaped by the municipality (for recording purposes) as authorized by the Open Public Meetings Act and the New Jersey Supreme Court Opinion in Taurus v. Borough of Pine Hill, 189 N.J. 497 (2007). The recorded videotape of the meeting will be available for public viewing on the Medford Township website, as soon as practicable after the public meeting has concluded.*