

**MEDFORD TOWNSHIP
ZONING BOARD OF ADJUSTMENT MEETING**

16 October 2019

7:00 p.m.

Public Safety Building

Attorney Norman called the meeting to order at 7:15 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, Cocivera, Symons
Absent: Simmers
Professional Staff: Attorney Christopher Norman, Engineer Christopher Noll, Planner Michelle Taylor, Secretary Beth Portocalis

PLEDGE OF ALLEGIANCE

MINUTES:

September 18, 2019 Regular Meeting – Vice Chairman Cocivera made a motion to approve the September 2019 Zoning Board Regular Meeting Minutes. Mr. Benstead seconded the motion. Ms. Lane abstained. A unanimous voice vote of all other Board members carried the motion.

REPORTS: None

CORRESPONDENCE: None

EXECUTIVE SESSION: None

RESOLUTION MEMORIALIZATIONS:

Robert Wagner, 656 Stokes Road, Block: 4801.01, Lot: 24.01, ZVE-1048,

Bulk Variance approving an LED changeable copy monument sign in front of Ott's Restaurant, which is not permitted in the CC Zoning District.

Recorded Vote:

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

APPLICATIONS/OFFICIAL:

Keith & Valerie Meslin, 24 Pendleton Court, Block: 5301.15, Lot: 12, ZVE-1051, Bulk Variance to construct an in-ground pool with concrete decking (3,722 sf). Lot Coverage 20% required, 21.0% existing, 25.2% proposed. **Zone: RGD-1**

SWORN: Joseph Basso, Esq.
Dr. Keith & Valerie Meslin, Owners

Mr. Basso opened the testimony by stating that Dr. & Mrs. Meslin purchased this property six years ago. The property remained intact, and the proposed pool and concrete decking will be the first improvement. The proposed lot coverage is exceeded by 5.2% on a 1.388 acre lot. The lot itself is a flag lot with a long leg extending to the roadway, which required a very long driveway

which accounts for 12% of the lot coverage. The proposed location of the in-ground pool and concrete decking is currently all grass, so no tree removal is required. There are no wetlands or wetlands buffers on the lot, so there is no adverse environmental impact. Mr. Basso continued that in this sub-division, 14 of the 23 homes already have in-ground pools of similar size and shape.

Chairwoman Symons noted that the survey shows portions of the existing fence are located on the neighboring property. Dr. Meslin indicated that the fence will be removed and relocated to his property so as to comply with the UCC fence requirements for properties with in-ground pools.

Mr. Noll had no comments other than remind Board members that he is required to review and approve the pool grading plan prior to approval of permits. The soils are compatible as he reviewed the tests when the sub-division was approved.

Mrs. Taylor had no comments.

PUBLIC:

James Gaskill - 2 Justus Court. Mr. Gaskill serves on the Board and approved the HOA Courtesy Review statement. In addition, his property's rear yard backs up to the Meslin's rear yard. There is also the power-line easement area and association open space adjacent to the Meslin's, so the pool will not affect any neighbors except his. Mr. Gaskill is in favor of approving the application.

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

Vice Chairman Cocivera made a motion to approve the Bulk Variance application as proposed
Ms. Lane seconded the motion.

Recorded Vote:

Ayes:	Benstead, Hamilton, Lane, Wolf, Pullman, Cocivera, Symons
Nays:	None
Abst.:	None
Motion approved:	7 -0- 0

GENERAL PUBLIC: None

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

Mr. Noll then made a presentation to the Board members detailing the Engineer's services provided to the Zoning Board and the staff; including monthly staff meeting attendance;

Medford Township Zoning Board
16 October 2019
3

engineering reviews (traffic, parking and driveways, wetlands & buffers); subdivision & site plan reviews (stormwater management, Pinelands, traffic, water & sewer, layout, ingress & egress, sidewalks & bikeways, environmental impact statements); post Board approval conformance plan approvals, performance and maintenance bonds, Certificates of Occupancy, and inspections; and the simplified permitting system in the designated Pinelands areas.

Chairwoman Symons called for an Executive Session at 8:00 pm. Vice Chairman Cocivera made a motion, and Mr. Pullman seconded. The voice vote was unanimous in favor.

The meeting resumed at 8:10 pm.

MOTION FOR ADJOURNMENT:

Vice Chairman Cocivera made a motion to adjourn the Zoning Board of Adjustment meeting at 8:10 pm. Mr. Wolf seconded the motion. The voice vote was unanimous.



Beth Portocalis, Zoning Board Secretary & Recording Secretary