

MINUTES OF THE BOARD OF ADJUSTMENT OF THE TOWNSHIP OF PENNSAUKEN

A public meeting of the Zoning Board of Adjustment of the Township of Pennsauken, in the County of Camden, in the State of New Jersey was held on the above date at the Pennsauken Municipal Building, 5605 N. Crescent Boulevard, Pennsauken, New Jersey.

Chairwoman Butler called the meeting to order at 7:00 P.M. and led the flag salute. Roll call disclosed the following members present: Paul Hoyle, Lysa Longo, Shirley Butler, Darlene Hannah, Diane Piccari, Colette Jones, Patrick Olivo and Duke Martz. Acting Solicitor Steve Boraske, Esq., Planning and Zoning Coordinator John Adams and Secretary Nancy Ellis were also present.

Chairwoman Butler announced that the meeting was being held in accordance with the Open Public Meetings Act, notice has been sent to two local newspapers, and also posted on the Bulletin Board in the Municipal Building.

Colette Jones assumed the seat of absent member Lou Morales.

HEARINGS:

MARIA LOPEZ - Seeking 10 feet of relief from the rear yard setback requirement of 35 feet for a 5' x 9.3' rear enclosed structure over basement door and any other variances required by the Pennsauken Zoning Board. Premises located at 7184 Lee Avenue, Block 6716, Lot 18 in Zoning District R-4.

Maria Lopez, 7184 Lee Avenue came forward to testify and was duly sworn by the Solicitor.

The applicant testified that she and her husband would like to remove existing bilco doors and replace them with an enclosed structure to enter their basement from the rear of their house.

The applicant submitted a sketch of the proposed structure and it was marked into evidence A-1.

John Adams, Planning and Zoning Officer 3825 Gladwyn Avenue came forward to testify and he was duly sworn by the Solicitor.

Upon query, Mr. Adams informed the board that the applicant would like to build a structure to enclose the entrance to the basement to keep water out of their home.

Upon query, Mr. Martz was informed by the applicant that the enclosure will be located in the rear yard. The applicant further informed Mr. Martz that there will have a door to the basement and the structure will not have windows.

Upon query, Mr. Olivo was informed by the applicant that they will be removing the existing bilco doors and installing a door to enter the basement. The proposed structure will cover the steps leading to the basement door.

Upon query, Mrs. Longo was informed by the applicant that they will install gutters, downspouts and shingles on the roof of the proposed structure and all will match their house.

Upon query, Mr. Hoyle was informed by the applicant that the structure will be insulated.

Upon query, Mr. Martz was informed they may consider adding electric to the structure for lighting. However, there is existing lighting in the basement.

Upon query, Mr. Hoyle was informed by the applicant that her husband is building the structure.

The meeting was open to the public. There being no one who wished to speak, the meeting was closed to the public.

The Solicitor made the following factual findings: This is an application for bulk variance relief. The applicant is Maria Lopez. The subject property is located at 7184 Lee Avenue, Block 6716, Lot 18 in the R-4 zoning district. The applicant is seeking 10 feet of relief from the R-4 zoning district's rear yard setback requirement of 35 feet for a 5' x 9.3' rear enclosed structure which will be extended from the applicant's home and will cover the basement door for the purpose of preventing flooding and damage to the home itself.

Miss Hannah motioned to accept the fact finding. Mrs. Longo seconded.

Miss Hannah motioned to grant the application and stated she sees no detriment and it will be an asset to the applicant and the surrounding area. Mrs. Longo seconded. Roll call: Paul Hoyle, Lysa Longo, Shirley Butler, Darlene Hannah, Diane Piccari, Colette Jones and Duke Martz-Aye. None opposed.

MINUTES:

It was moved, seconded and unanimously agreed to approve the meeting minutes from May 1, 2019.

CORROSPONDENCE:

None

RESOLUTIONS:

None

BILLS:

It was moved, seconded and unanimously agreed to approve payment for the following bills:

5/15/2019-T&M Associates-Engineering Services for Zippy's Car Wash-**\$270.00.**

5/15/2019-T&M Associates-Engineering Services for Cooper Park LP Signage-**\$214.50.**

5/15/2019-Florio, Perrucci, Steinhardt & Cappelli-Monthly Retainer-**\$1,134.67**

5/15/2019-Florio, Perrucci, Steinhardt & Cappelli-Legal Services for Cooper Park Associates-
\$214.50

5/15/2019-Florio, Perrucci, Steinhardt & Cappelli- Preparation of Resolution for Aida DeJesus-
\$330.00

COORDINATOR'S REPORT:

None

There being no further business; it was moved, seconded and unanimously agreed to adjourn the meeting at 7:50 P.M.

Respectfully submitted:



Nancy L. Ellis, Board Secretary