

PENNSAUKEN TOWNSHIP ZONING BOARD OF ADJUSTMENT

PROPOSED AGENDA

Wednesday – AUGUST 5, 2020

Salute to the Flag

Roll Call

Sunshine Law

HEARINGS:

JOSEPH CUMMINGS- Seeking 5 feet of relief from the side yard setback requirement of 5 feet for a (6' x 18'x 8') shed and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 2540 Oakley Drive. Known as Plate 35, Block 3504. Lot 17 on the Tax Map of the Township of Pennsauken. Zoning District: R-1.

PHILLIP 5115 LLC- seeking a use variance to permit the continued use of a wholesale establishment in the R-2 zone and to permit a portion of the proposed new retail use in the R-2 zone. The Applicant intends to convert the interior of the existing building into three (3) retail rental units, which would front along Route 38, and keep the rear and eastern side of the building reserved for warehouse and associated office space for the existing wholesale use. The Applicant does not propose any changes to the footprint of the building. The majority of the proposed retail use would be located in the in the C-2 zone. Retail and wholesale uses are permitted in the C-2 zone, but they are not permitted in the R-2 zone.

The Applicant also seeks approval of the following variances:

1. Section 141-77.C(3)(b) - Minimum side yard - 25 feet to a street required; 6.2 feet existing 8 feet to a side yard required; 6.2 feet existing in the R-2 portion of the property;
2. Section 141-77.C(5)(a) - Maximum building coverage 30% permitted in the R-2 zone; 34% existing and proposed;
3. Section 141-77.C(5)(b) - Maximum lot coverage 65% permitted in the R-2 zone; 79.2% existing & 84% proposed on the overall property;
4. Section 141-81.C(2)(b)[3] - Minimum side yard - 10 feet required in the C-2 zone; 5.9 feet existing and proposed; and
5. Section 141-73 - Minimum parking space size - 10' x 20' required; 9' x 18' proposed.

Premises located at 5115 Route 38 West . Known as Plate 60, Block 6001 Lot 55. The property is located in the C-2 Commercial and R-2 Residential zoning district. The zone line splits the property, but the majority of the property is in the C-2 zone. Approximately .815 acres are in the C-2 zone and approximately .763 acres are in the R-2 zone

RESOLUTIONS: (Granting/Denying a variance as set forth in the resolution)

Approval of the Minutes:

Correspondence

Payment of Bills

Coordinator's Report

Adjournment

Alternate for Last Meeting –