

November 15, 2021

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF PENNSAUKEN

The meeting of the Zoning Board of Adjustment of the Township of Pennsauken, County of Camden, State of New Jersey was held on the above date

Vice Chairwoman Darlene Hannah called the meeting to order at 7:00 P.M. Vice Chairwoman Hannah announced the meeting was being held in compliance with the New Jersey Open Public Meetings Act and had been duly advertised. The Vice Chairwoman led the flag salute.

Roll call showed the following members to be present: Dianne Piccari, Paul Hoyle, Duke Martz, Osvaldo Alves, Vice Chairwoman Darlene Hannah, constituting a quorum. Also present were: Stephen Boraske, Solicitor; Gene Padalino, Planning and Zoning Coordinator; and Mary Leonard, Secretary.

Minutes

Dianne Piccari moved to approve the minutes of October 20, 2021, seconded by Duke Martz, which carried unanimously on roll call vote.

Bills

Bills were presented from Florio and Perrucci, Esq. in the amount of \$2,552.17. Dianne Piccari moved the bills be paid, seconded by Duke Martz, which carried unanimously on roll call vote.

Hearings

Casper Roofing, (Jason Jimenez) is seeking to expand the existing non-conforming use of a roofing business in an R-3 zone by expanding an existing gravel area by 80' x 110' and expanding an existing fence by 80' x 110'. The additional 6 foot wood fence required 135 feet of relief from the fence setback requirement of 20 feet. A variance also is needed to exceed the permitted lot coverage for an R-3 zone and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located 6548 Park Avenue, Plate 31, Block 3109, Lot 41 on the Tax Map of the Township of Pennsauken, Zoning District: R-3. (Continued from October 15, 2021 and will be continued until December 15, 2021)

Marc White, is seeking 20 feet or relief from the front yard fence setback requirement of 20 feet setback requirement of 20 feet for a 6' vinyl fence and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 5122 Elvena Avenue, Plate 56, Block 5604, Lot 1 on the Tax Map of the Township of Pennsauken, Zoning District: R-1.

Marc White, 5122 Elvena Avenue, Pennsauken, New Jersey was sworn in by Solicitor Boraske.

Mr. White stated he wants to put a vinyl fence and move it 10' in front of his house to replace the 4' chain link fence with a 6' vinyl fence. The applicant stated the fence will be starting in front of his house to the end of the property, which will have a 4' fence so not to block vision. The wooden fence will be taken down and he will be replacing the fence as it was

Public

Vice Chairwoman Darlene Hannah opened the meeting to the public.

Jessica Green, 5000 Laurel Avenue, was sworn in by Solicitor Boraske. Mrs. Green stated she had no problem with the fence.

The public portion of the meeting was closed.

Solicitor Boraske conducted fact finding. Marc White is seeking 20' of relief from the front yard fence setback requirement of 20' for a 6' vinyl fence. A variance was requested. There is no negative or detriment to the neighborhood. The 6' fence is for safety. There is 4' at certain locations so as to not block the view for site. It will improve the property and there is no negative impact to the neighborhood.

Dianne Piccari moved to accept the fact finding, seconded by Duke Martz which carried unanimously.

Duke Martz moved to grant approval of the fence as there is no detriment to the neighborhood and it is a decorative fence. Dianne Piccari seconded the motion which carried unanimously on roll call vote.

The vote was as follows: Dianne Piccari voted yes as stated. Duke Martz voted yes as stated. Ozzie Alves voted yes as stated. Paul Hoyle voted yes as stated. Vice Chairwoman Darlene Hannah voted yes as stated.

Marifer Moquete is seeking 2.7 feet of relief from the front yard setback requirement of 30 feet for the expansion of a front porch (13' x 5'11") and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 2618 Union Avenue, Plate 28, Block 2801, Lot 9 on the Tax Map of the Township of Pennsauken, Zoning District: R-2.

Maria Ovari, 2618 Union Avenue, Pennsauken and Raysa Tarove were sworn in by Solicitor Boraske.

This expansion has already been constructed. They extended the front porch. The applicant stated he did not know he needed a permit. He wanted a bigger front porch. There are no added electricity or added improvements.

Dianne Piccari stated the porch looks nice. Gene Padalino stated the fence does have a permit.

Public

Vice Chairwoman Darlene Hannah opened the meeting to the public. No one expressed a desire to speak. The public portion of the meeting was closed.

Solicitor Boraske conducted fact finding. The applicant is requesting 2.7' of relief from the front yard setback requirement of 30' for the expansion of a front porch 13' x 5'11". The porch is nice looking. It is a minor deviation. There is no negative impact on the neighborhood. The applicant is getting permits. Dianne Piccari moved to accept fact finding, seconded by Paul Hoyle which carried unanimously.

Dianne Piccari moved to grant approval, seconded by Duke Martz, which carried unanimously on roll call vote.

The vote was as follows: Dianne Piccari voted yes as stated. Duke Martz voted yes as stated. Ozzie Alves voted yes as stated. Paul Hoyle voted yes as stated. Vice Chairwoman Darlene Hannah voted yes as stated. Dianne Piccari stated it will be an improvement to the property and to the area.

William Funk is seeking a use variance to permit retail use of the property as a body graphics studio (not otherwise allowed in the zone), parking variance, setback variance and any and all variance and waivers deemed necessary by the Board. Premises located at 5337 Marlton Pike, Block 6102, Lot 1. Zoning District: C-2.

Peter Rhodes, Esq. 89 Haddon Avenue, Suite A, Haddonfield, New Jersey 08033 represented the applicant.

William Funk, 5337 Marlton Pike, Pennsauken, New Jersey, was sworn in by Solicitor Boraske.

Mr. Funk stated he and his wife are the owner/operators of Body Graphics Tattoo and Piercing currently located at 5303 Marlton Pike, Pennsauken and have been providing their service at this location since 1996. He stated he has 44 years in the business.

The staff consists of two full time artist and one piercer and one receptionist who operate 7 days a week from 12 noon to 9:00 P.M. They work by appointment.

Pictures were presented and were marked as Exhibit A1 thru A-6. The applicant stated there is parking available on both sides of the street. It is a low impact area. They will make cosmetic improvements.

Theodore Lutz, 8 E. Union Street, Bordentown, New Jersey was sworn in by Solicitor Boraske. Mr. Lutz stated he had a wallpaper business with 15 employees and 4 to 5 deliveries per week. Then there was the church for the last 20 years with 100 people that attended services. Mr. Lutz stated Mr. Funk will have less of a demand.

Public

Vice Chairwoman Darlene Hannah opened the meeting to the public.

Carla Resnas, 2 Silverwood Drive, Delran, New Jersey 08075 was sworn in by Solicitor Boraske. Mrs. Resnas stated she is an employee of T & D Bank and has had business dealings with Mr. Funk and have not had any issues with him.

Elaine Strylar, 6716 Cedar Avenue, Pennsauken, New Jersey 08109 was sworn in by Solicitor Boraske. Mrs. Strylar stated she has been a customer of Mr. Funk and his business is safe and clean and that she has not had any negative experience with him.

Scott Musick, 30 S. Hilltop Avenue, Somerdale, New Jersey 08083 was sworn in by Solicitor Boraske. Mr. Musick stated he is employed part time by Mr. Funk and that he keeps his business safe and has no issues with him.

Anna Funk, Philadelphia, was sworn in by Solicitor Boraske. Mrs. Funk stated there is not any negative issues with this business. It will not be a detriment to the neighborhood.

The meeting was closed to the public.

The applicant stated there is no noise with this business.

Duke Martz stated there is a parking issue. Mr. Funk stated the church utilized the Red Cross parking lot. Red Cross is vacant 50% of the time according to Mr. Funk. He stated he would ask Red Cross if they could park employees cars there and if they agree he will get the agreement in writing.

Solicitor Boraske conducted fact finding. The applicant is seeking a use variance to permit retail use of the property as a body graphic studio (not otherwise allowed in the zone), parking variance, and a setback variance. The parking is an existing condition. There will be no new structures. The applicant requested a waiver for lighting, landscaping and a use variance. A waiver was requested for off street loading. The application will have no impact on the property owners or the neighbors. The current use was a church. There was no off-street parking. The applicant is to explore with Red Cross if they can use their parking lot. If they have a sign, they will have to comply with the Township Ordinance.

Dianne Piccari moved to accept fact finding, seconded by Paul Hoyle, which carried unanimously.

Dianne Piccari moved to approve the application with waivers, a use variance and off street loading with the conditions that the applicant approach Red Cross for a parking agreement, there will be no signs on the side of the building and they are to comply with Township Standards. The motion was seconded by Paul Hoyle, which carried unanimously on roll call vote.

The vote was as follows: Dianne Piccari yes as stated. Duke Martz yes as stated. Ozzie Alves yes as stated. Paul Hoyle yes as stated. Vice Chairwoman Darlene Hannah yes as stated. Vice Chairwoman Darlene Hannah stated it will be an asset to Pennsauken and wished Mr. Funk good luck.

Resolutions

Resolution Z-2021-42 was presented Pennsauken Township Zoning Board of Adjustment Joseph Genovese for variance approval for a 5' vinyl fence located at 5454 Drexel Avenue, Block 6115, Lot 20.

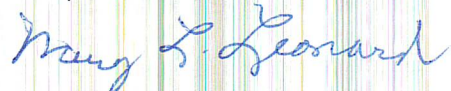
Resolution Z-2021-43 was presented of the Township Zoning Board granting Trichis Mauge for a variance for a 6' vinyl fence located at 7556 Baxter Avenue, Block 2308, Lot 19.

Dianne Piccari moved to adopt the resolutions, seconded by Duke Martz, which carried unanimously on roll call vote.

The vote was as follows: Diann Piccari yes. Duke Martz yes. Ozzie Alves yes. Paul Hoyle yes. Vice Chairwoman Darlene Hannah yes.

The meeting was duly adjourned on motion at 8:30 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary