

December 21, 2022

Minutes of the Pennsauken Township Zoning Board of Adjustments

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

Chairwoman Butler called the meeting to order at 7:00 P.M. Roll call showed the following members to be present: Lysa Longo, Dianne Piccari, Ozzie Alves, Giovanni Cirilli, Duke Martz, Darlene Hannah and Chairwoman Shirley Butler, constituting a quorum. Also present were: Doug White, Engineer; Lou Cappelli, Solicitor; Daniela Travarez, Planning and Zoning Board Assistant; Dana Surgner, Planning and Zoning; and Mary Leonard, Secretary.

Chairwoman Butler announced the meeting was being held in compliance with the Open Public Meetings Act of New Jersey and had been duly advertised. The Chairwoman led the flag salute.

Randy Kertes 546 Tinsman Avenue, Pennsauken, New Jersey. The applicant is proposing to subdivide off the duplex unit.

Randy Kertes, 15 Quaker Road, West Windsor, New Jersey, Geoff Brown, Engineer, 53 Post Road, P. O. Box 610, Princeton, New Jersey were present.

The property consists of 8,230 sq. ft. lot on the southeasterly half of a duplex as shown on the plan. The applicant would like to build a home for her sister on the vacant southeasterly portion of the property.

The proposal is to subdivide off the duplex unit on an appropriately sized but non-conforming lot 2,788 sq. ft. creating a second fully conforming single-family lot in 5,442 sq. ft. on the remainder of the property.

The smaller lot is occupied by an existing non-conforming use, which may have had some type of land use approval in the past. This use will remain. Bulk variances will be required for lot area, lot width, side yard. Front yard and side yard setbacks will be met. This lot will be similar in size to the adjacent lot for the other half of the duplex. The larger lot is conforming.

An aerial map was shown. There will be two units, side by side. The smaller lot requires a variance. They will not be removing parking. The property has 2 off street parking and has a walkway. The property has been renovated.

Doug White stated he needs a copy of the survey and a title survey.

A variance was requested for setbacks. The applicant was instructed to return to the Zoning Board with a subdivision survey and a full application.

Jain Sangh Inc. 3401 Cooper Avenue, Block 4001, Lot 1, 2, and 3.

The existing facility is a one-story altar building with an extension of a two-story building added a few years later that includes a dining hall, kitchen and lecture hall spaces. The client desires to make improvements to the original one story altar building. No improvements are proposed to the existing two-story building.

The original building entrance and support spaces are not large enough to accommodate elderly visitors with accessible needs. They also want to accommodate larger classrooms for youth activities. They would like to extend the altar to accommodate religious activities.

Jain Sangh was present.

Duke Martz expressed concerns for the neighbors. The additional parking could be a problem. The applicant stated they use Safety Bus parking for any over flow. Safety Bus has

given them permission to use their lot. The applicant has been there for 32 years and he stated he has not had a problem with neighbors. They have three activities a year, which is on a Sunday, where they need to park at Safety Bus. The Masonic Lodge also allows them to park in their lot on those three Sundays. They propose to add a second story above the entire one-story building.

The applicant stated he did not want to upset neighbors. The membership has not increased. Sundays they have spiritual classes for the whole family and dinner.

Chairwoman Butler stated neighbors might be upset over a second-floor addition.

There are 250 families but not everyone attends.

There are 57 parking spaces. They will lose 4 spaces, taking them down to 53 spaces. On Sundays, someone stands outside to make sure visitors park correctly.

Doug White questioned the storm water. He suggested the applicant consider demolishing the house, that is not used, and put parking there. The parking and drainage were discussed. A variance was requested for the height of the addition.

Duke Martz encouraged the applicant to talk to the neighbors, prior to coming back to the next meeting. The applicant agreed.

Chairwoman Butler announced the Zoning Board meetings will begin at 6:30 P.M. for the year 2023. Everyone agreed.

Bills

Bills were presented from Florio and Perrucci for legal work in the amount of \$9,810.56. Lysa Longo moved the bills be paid, seconded by Darlene Hannah, which carried unanimously on roll call vote.

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

Respectfully submitted,



Mary L. Leonard

Secretary