

August 18, 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 at the Municipal Building, 5605 N. Crescent Boulevard, Pennsauken, New Jersey.

Vice Chairwoman 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, Ozzie Alves and Vice Chairwoman Darlene Hannah, which did not constitute a quorum. Melvin Little, Planning Board member, was called and was requested to sit in on the Zoning Board meeting, which will create a quorum. Mr. Little stated he would sit in and was on his way. Also present were: Stephen Boraske, Solicitor; Gene Padalino, Planning and Zoning Coordinator; and Mary Leonard, Secretary.

Hearings

Domarys Gonzalez, is seeking 34.1 feet of relief from the front yard setback requirement of 20 feet for a 4' fence and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 2301 47th Street, Plate 46, Block 4601, Lot 6 on the Tax Map of the Township of Pennsauken, Zoning District: R-3. Gene Padalino announced this application will be continued until the August 25th meeting.

Raymond Otero, is seeking 22' of relief from the front yard setback requirement of 30' and 6' of relief from the side yard setback requirement of 25 feet for a 4' x 8' awning to be constructed on the front of the house and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 4687 Roosevelt Avenue, Plate 57, Block 5708, Lot 15 on the Tax Map of the Township of Pennsauken, Zoning District: R-2. Gene Padalino announced this application will be continued until September 22, 2021.

Resolutions

Resolution Z2021-29 was presented granting approval to Kahari Trawick, 40 Kohlmyer Drive, Pennsauken, New Jersey Plate 2609, Block 26, Lot 20 for a 12' x 14' second story deck with 4' x 4' landing and steps in the rear yard where the rear yard size is limited to 10' x 12' 2' of relief also was granted from the side yard set back required 5' and variance granted to exceed the permitted lot and building coverage. Dianne Piccari moved to adopt the resolution seconded by Paul Hoyle, which carried unanimously on roll call vote. The vote was as follows: Paul Hoyle yes, Dianne Piccari yes, Ozzie Alves yes.

Bills

Bills were presented from T & M in the amount of \$1,580.68. Dianne Piccari moved the bills be paid, seconded by Paul Hoyle, which carried unanimously on roll call vote.

Bills were presented from Florio and Perrucci law firm in the amount of \$3,077.17. Dianne Piccari moved the bills be paid, seconded by Paul Hoyle, which carried unanimously on roll call vote.

Gene Padalino announced there will be a special meeting of the Zoning Board on August 25, 2021. The meeting will be held at the Municipal Building, 5605 N. Crescent Boulevard,

Pennsauken, New Jersey at 7:00 P.M. The September 15, 2021 meeting of the Zoning Board will be moved to September 22, 2021.

Minutes

Dianne Piccari moved to approve the minutes of August 4, 2021, seconded by Paul Hoyle, which carried unanimously on roll call vote.

A recess was called at 7:20 P.M. The meeting was reconvened at 7:30 P.M. Roll call showed the same members to be present including Melvin Little. Melvin Little is a Class IV member of the Planning Board and is sitting in on this meeting to complete a quorum for the Zoning Board.

Charlotte Murphy, is seeking a variance to construct a 2 story Gambrel Garage, 14' x 28' with an 8' overhang, 17'3" in height which will exceed the maximum accessory structure size of 400 sq. ft. and height of 16 feet as per Township ordinance number 141-78(B) and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 7522 Park Avenue, Plate 39, Block 3903, Lot 24 on the Tax Map of the Township of Pennsauken, Zoning District: R-3.

Charlotte Murphy was sworn in by Solicitor Boraske. The applicant provided pictures and diagrams of the garage. Her neighbor's tree fell on her garage and she proposes to replace what was there. It will not be as large but it will have a second floor for storage.

Dianne Piccari questioned why there will be a second floor. Mrs. Murphy replied she has a wet basement and needs room for storage. She has been at this property for 18 years. The intended use is for vehicle parking and for storage. The exterior will match the house.

The garage will improve the property. There will be gutters on the garage for drainage. There will be no utilities. There will be no apartment of the second floor.

Public

Vice Chairwoman 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 requested a variance for relief to construct a two-story garage 14' x 28', 17'3" in height with an 8' overhang. It will be in the R-3 zone. There will not be a negative impact to the neighborhood. It complies with the Master Plan.

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

Paul Hoyle moved to grant the application, seconded by Dianne Piccari, which carried unanimously on roll call vote. The vote was as follows: Paul Hoyle yes stating it is an improvement and is smaller than what was there. The approval is with the condition that it is for a garage and storage and has no utilities. Dianne Piccari voted yes as stated. Ozzie Alves voted yes as stated. Melvin Little voted yes as stated. Vice Chairwoman Hannah votes yes as stated and that the condition is to be met.

Jose Espinal is seeking a use variance to convert an existing single family home into a duplex in an R-2 zone where only single family detached dwellings are permitted and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 5905 Browning Road, Plate 59, Block 5906, Lot 32 on the Tax Map of the Township of Pennsauken, Zoning District: R-2.

Jose Espinal, 5905 Browning Road, Pennsauken, New Jersey was sworn by Solicitor Boraski.

Mr. Espinal stated this property was previously a residence and a dental office. It is now a single family home. The applicant requested a variance to convert the property into a duplex.

This application will be continued until August 25, 2021 meeting. The applicant agreed to the continuance. No additional notices will be required.

The meeting was duly adjourned on motion at 7:55 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary

