

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.

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

The Vice Chair 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 for absent member Shirley Butler.

HEARINGS:

WILKINS GARCIA - Seeking a use variance for 13 parking spaces on a vacant land in connection with an existing non-conforming restaurant use and also seeking approval for outdoor tables and chairs in the P-1 zone where it is not a permitted use. And any other variances required by Pennsauken Zoning Board. Premises located at 5010 Westfield Avenue, Block 4706, Lot 3.

An announcement was made that this application will continue to be heard on September 18, 2019. No further notices or announcements are required.

RAFAEL SANCHEZ - Seeking lot coverage, building coverage, also seeking 11 feet of relief from front yard setback requirement of 25 feet for a 15' x 46' addition. And any other variances required by Pennsauken Zoning Board. Premises located at 2411 40th Street, Block 4509, Lot 2 in Zoning District R-3.

Rafael Sanchez, 2411 40th Street and Debra Anderson, Licensed Architect came forward to testify and were both duly sworn by the Solicitor.

The applicant testified that they want to build a 15' x 46', one-story addition onto their house. They are seeking three variances. One is for the lot coverage since there is also a garage and a shed on the property as well.

Upon query, Mr. Martz was informed by the applicant that the addition is for a 15' x 15' room and also for an open porch. The applicant further testified that their children no longer live in the house, but they do visit with their grandchildren.

Upon query, Miss Piccari was informed by the applicant that the addition will be built approximately 3 feet beyond an existing meter on the side of the house. The addition will have 5 windows and the doorway to the addition will be off of the living room. The application further testified that the addition will include 1 bedroom, 1 bathroom and a walk-in closet.

Upon query, Mr. Martz was informed by the applicant that there will be a door way and one or two steps down to access the proposed porch.

Upon query, Mr. Morales was informed by the applicant that the addition will have a shed roof and it the roof shingles and siding will match the existing house.

Upon query, Miss Hannah was informed by the applicant that they will have licensed contractors install the electrical service and plumbing. The applicant further informed Miss Hannah that the front porch of the house existed when they purchased the house.

Upon query, Mr. Martz was informed by the applicant that the bathroom of the addition will be handicap accessible and will include a roll-in shower. The plan was to have their mother move in with them. However, she passed away. They decided to move forward with the project. The applicant further informed Mr. Martz that the addition will not be used for a rental.

Upon query, Mr. Morales was informed by the applicant that they will be removing a trailer that currently in their yard.

Upon query, the Solicitor was informed by the applicant that there will be no detriment by building the addition and to their knowledge, there are no other additions similar to the proposed in the area. The applicant further testified that the addition will match their existing house and it will beautify the property.

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 Rafael Sanchez. He is seeking to construct a 15' x 46' addition to the premises. The existing principal structure located at 2411 40th Street, Block 4509, Lot 2 in the R-3 Zoning District. The subject property, located in the R-3 zone is subject to the bulk variance requirements established by township code, section 141-78. To construct the proposed addition, the applicant requires 3 variances. The first is from the front yard setback requirement. The applicant is proposing 13.75 feet for a front yard setback whereas 25 feet is required. The result of the improvement will be a 39% building coverage, where no more than 35% of building coverage is permitted and the lot will be 76% covered with impervious material and no more than 70% of the lot may be covered with impervious materials.

Mr. John Adams, 3825 Gladwyn Avenue came forward to testify and was duly sworn by the Solicitor.

Upon query, Mr. Adams was informed by the applicant that they will agree to the conditions that they will remove an existing trailer on the property before constructing the addition, the addition will not be used as a rental property and they will install shrubs and an ornamental tree in front of the addition to beautify the property.

Mr. Morales motioned to accept the fact finding. Miss Jones seconded.

Mr. Morales motioned to grant the application with the conditions previously stated. Miss Piccari seconded. Roll call: Lou Morales, Darlene Hannah, Diane Piccari, Colette Jones and Duke Martz-Aye. None opposed.

MINUTES:

It was moved, seconded and unanimously agreed to approve the July 17, 2019 meeting minutes.

CORROSPONDENCE:

None

RESOLUTIONS:

None

BILLS:

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

8/7/2019-T&M Associates-Engineering Services for Stonegate 2 @ St. Stephen's-\$1,172.50.

8/7/2019-T&M Associates-Engineering Services for Zippy's Car Wash-\$1,017.50.

8/7/2019-T&M Associates-Engineering Services for 3429 Haddonfield Road, Auto Retail-\$2,185.00.

8/7/2019-Reminton & Vernick Engineer-Engineering Services for PSE&G, Camden Switching Station-\$41.88.

COORDINATOR'S REPORT:

None

There being no further business; it was moved, seconded and unanimously agreed to adjourn the meeting at 7:40 P.M.

Respectfully submitted:



Nancy L. Ellis, Board Secretary