

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.

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

Chairwoman Butler 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.

New Alternate Member, Collette Jones came forward and was duly sworn by the Solicitor.

The board welcomed Ms. Jones and wished her well.

HEARINGS:

JOYA TUCKER-Seeking a use variance for an allied health workforce development training classroom/school in the P-1 redevelopment district and any other variances required by the Pennsauken Township Zoning Board of Adjustment. Premises located at 5635 Westfield Avenue, Block 4704, Lot 6 in Zoning District P1-Redevelopment.

Joya and Milton Tucker, 137 Blue Meadow Lane, Sicklerville, New Jersey came forward to testify and were both duly sworn by the Solicitor.

The applicant testified that they are seeking approval to open a training center to teach students to become home health aides to care for elderly people at home and in assisted living facilities. The applicant further stated that at the completion of their training, the students are certified through them and they get licensed through the state.

Upon query, Mrs. Butler was informed by Mrs. Tucker that she is the owner of the school and she is a registered nurse. Mrs. Tucker stated that she teaches most of the classes and had started her business in 2013. Mrs. Tucker further stated that they have businesses in Cumberland and Atlantic Counties. Mrs. Tucker further informed Mrs. Butler that they will have 3 instructors at the school, including herself, as well as two administrative staff members at this location.

Upon query, Mr. Martz was informed by the applicant that their hours of operation will be from 8:30 am until 5:00 pm, Monday through Friday and they will be closed on weekends. The applicant further testified that they will have approximately 10 students per class and most of their clientele use public transportation to get to class. Therefore, they won't need 15 parking spaces. The applicant further informed Mr. Martz that there is an empty lot owned by a church across the street from their building and they have permission from the church to use the lot if need be. Mrs. Tucker further informed Mr. Martz that they did look at other locations. However, this location was the most suitable. The unit has enough space for a training room, an office and a lunchroom.

Upon query, Mr. Olivo was informed by the applicant that they train their clientele to be certified assistant aides.

Upon query, Miss Piccari was informed by the applicant that they will be located on the 2nd floor of the building and there is enough space for a classroom and a lunchroom.

Upon query, Miss Hannah was informed by Mrs. Tucker that they have been running their facility in Pleasantville for approximately 2 ½ years and their location in Vineland for approximately 4 years. The

applicant further testified that there is a big parking lot across the street they will be able to use if necessary, they close at 5:00 pm and the facility is in move-in condition.

Upon query, Mrs. Longo was informed by the applicant that they don't have much equipment at their facility. The students have class room hours as well as clinical hours. The students are trained at assisted living facilities and alike and learn how to work with the equipment.

Upon query, Mr. Morales was informed by the applicant that the facility has a lunchroom, not a kitchen. The applicant further informed Mr. Morales that they are highly regulated by the state. The students are given training booklets and access to computers at their centers.

Upon query, Mr. Hoyle was informed by the applicant that they have an agreement with the church across the street to use their parking lot if necessary and they will ask for the agreement in writing from the church.

Upon query, Mrs. Butler was informed by the applicant that if they are approved, they will have to get the training center ready for state inspections and it could take up to 90 days before they are up and running.

Upon query, Mr. Martz was informed by the applicant that the state inspections include checking the equipment and supplies, the class room style, fire exits, and the curriculum. Mr. Martz was further informed by the applicant that the 2nd floor of the building has shared restrooms with the other units on the floor.

Upon query, Miss Hannah was informed by the applicant that a waste company is hired to properly dispose of any waste.

Upon query Mr. Martz was informed by the applicant that they produce a minimal amount of trash and there is currently a dumpster behind the building.

Upon query, Mrs. Butler was informed by the applicant part of the student's training includes learning how to insert an IV. They learn in the classroom on rubber arms and as part of their internship, they will learn hands-on at a clinic such as Lab Corp. or Quest Diagnostics.

Upon query, the Solicitor was informed by the applicant that the facility they chose is particularly suited for the use because it's a needed a facility, the facility is located on a bus route and it's easily accessible for their students who use public transportation, and the space is suitable for the class rooms. The applicant further informed the Solicitor that there will be no negative impact to the surrounding community.

The meeting was open to the public.

Pricilla Pulong, 1924 Springfield Avenue came forward to testify and was duly sworn by the Solicitor.

Upon query, Ms. Pulong was informed by the applicant that there will not be any patients coming to the facility. The students will role play. Once the students are finished their basic training, they will have clinical training and go to facilities and work hands-on with the clients or patients.

The Solicitor made the following factual findings: This is an application for use variance relief. The subject property is located at 7635 Westfield Avenue, Block 4704, Lot 6 as a health workforce development training school. The applicant is Joya Tucker and the property is located in the P-1 (professional office) Zoning District and Redevelopment Zone. Per township coded 141-85, the proposed use is not permitted. The only uses in the P-1 zone are professional offices such as medical offices, law firms, accounting offices and other similar professional uses. Since the proposed use is not permitted in the P-1 zone, the applicant needs a D-1 Use Variance. The applicant has to prove special reasons otherwise known as the positive criteria as well as the negative criteria in order for the board to approve the application. Generally, there are specific special reasons to grant a use variance when a property is suitable for the proposed use and when refusal to allow the property would impose an un do hardship on the applicant and when the proposed project carries out purpose of zoning under the municipal land us law, such as the promotion of the general welfare or the efficient utilization of the land and the application has to in some way advance the Municipal Land Use Law. For the negative criteria, the applicant has to show that variance can be granted without substantial

detriment to the public good and that is will not substantially impair the intent and purpose of the Master Plan and the township zoning ordinance.

Mrs. Longo motioned to accept the fact finding. Miss Hannah seconded.

Mr. Martz motioned to grant the application with the condition the applicant get written permission from the church across the street to utilize their parking lot. Mr. Martz also requested the applicant ask their staff to park in that lot so that there are no issues with the neighbors. Other than that, Mr. Martz stated he doesn't see any detriment to the community. Miss Hannah seconded. Roll call: Lou Morales, Lysa Longo, Shirley Butler, Darlene Hannah and Duke Martz-Aye. Paul Hoyle and Diane Piccari opposed.

MINUTES:

It was moved, seconded and unanimously agreed to approve the meeting minutes from January 6th and January 15th 2019.

CORROSPONDENCE:

None

RESOLUTIONS:

None

BILLS:

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

2/6/2019-T&M Associates Engineering Services for Stonegate @ St. Stephens-\$1,940.00.

2/6/2019-T&M Associates Engineering Services for Pennsauken Hospitality-\$3,952.50

COORDINATOR'S REPORT:

None

There being no further business; it was moved, seconded and unanimously agreed to adjourn the meeting at 7:50 P.M.

Respectfully submitted:



Nancy L. Ellis, Board Secretary