

October 13, 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.

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

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

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 100' and expanding an existing fence by 80' x 110'. The additional 6' wood fence requires 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 at 6548 Park Avenue, Plate 31, Block 3109, Lot 41 on the Tax Map of the Township of Pennsauken, Zoning District: R-3. (Continued from September 22, 2021 meeting)

Jason Jimenez, 59 W. Maple Avenue, Merchantville, New Jersey 08109 and Yeilin Miller, 59 W. Maple Avenue, Merchantville, New Jersey 08109 were sworn in by Solicitor Boraske.

Pictures were presented showing the fence and the gravel space for storage. There will be 10 employees. There will be office space. There will be gravel but no concrete. The wooden fence will be 6' and they want to extend the fence.

Lysa Long questioned if there would be big trucks. The applicant stated they will have pick up trucks but no big truck rigs. They will have a gate which will be locked at night.

The hours of operation will be 7:00 A.M. to 4:00 P.M. for the owner, 9:00 A.M. to 3:00 P.M. for the girls and 9:00 A.M. to 2:00 P.M. for the guys.

Paul Hoyle questioned if there will be sales cars. The applicant replied they will have mini vans. Some supplies will be stored in the garage.

Duke Martz stated this is in a residential area. The 6' fence and construction equipment will be visible from the road. The employees will park in the stone area.

Materials will be stored at the work site. There will be supplies stored in the garage. They plan to grow the business. The employees park during the day. There is no parking at night. The property was purchased three or four months ago.

Duke Martz stated the expansion will be more visible to the public. Mr. Jimenez stated there will be landscaping in front of the fence. They have security and cameras.

Gene Padalino, Planning and Zoning Coordinator, was sworn in by Solicitor Boraske. There are three vans parked at night. They are no longer that the pick-up trucks. Materials will be stored behind the building.

Public

Chairwoman Butler opened the meeting to the public.

Jason Cardan, 6554 Park Avenue, Pennsauken, New Jersey 08109 was sworn in by Solicitor Boraske. Mr. Cardan stated he lives next door to the applicant and he has shared the driveway with Kirk Roofing, the previous owner. There are three buildings in the back yard on his property that blocks his view. The rock driveway will ease the parking area.

Yeilin Miller stated it is not on his property. She offered to pay for an apron.

Kent Longaker, 6574 Park Avenue, Pennsauken, New Jersey 08109 was sworn in by Solicitor Boraske. Mr. Longaker stated he has been a resident for 30 years. He stated he was worried how it would look if they moved the business forward. He questioned if they would have a larger sign.

Mitch Marris, 6563 Park Avenue, Pennsauken, New Jersey 08109 was sworn in by Solicitor Boraske. Mr. Morris questioned how this would affect his property value. He further stated bringing in people five days a week and the expansion has him concerned. Mr. Marris stated he has lived there for 35 years. They will lose green space. He also expressed concern over the storage and that it may end up elsewhere than what has been stated. The gravel could be an issue.

The public portion of the meeting was closed.

Solicitor Boraske stated the applicant will need a bulk variance for coverage. The variance will need 5 of the 7 votes of the Zoning Board members. The applicant needs to show positive and negative testimony. A Site Plan waiver is needed. The Engineer will need to review the request. Submission waivers were requested for Traffic Study and for preliminary and final site plan waiver.

Darlene Hannah stated the applicant purchased the property three to four months ago. The applicant now plans to an expansion of the use.

Gene Padalino stated the applicant needs a change of use.

Mitch Marris stated when Kurk was there he did not have trucks coming in and out. This application is an active business. There will be storage, employees. It is not the same plan.

The applicant is to come back with Kurk and a Planner. There is not enough solid information. He is to have drawings, a survey and pictures. Landscaping is to be shown. Sign information is to be provided. If the sign is bigger than what is there, they will need a variance. The plans are to show number of vehicles, hours of operation and the size of the trucks.

This application will be continued until November 15, 2021. Maps and plans must be submitted by November 5, 2021. The Zoning Board members agreed to the continuance unanimously on roll call vote. The applicant also agreed to the continuance.

Darlene Hannah stated the applicant and the residents need to speak to each other and reach a compromise.

Octavio Zuniga is seeking change of use approval to convert an existing commercial use property into a single-family residential use in C-1 zone and any other variances and waivers that may be required by the Pennsauken Zoning Board. The applicant also is seeking a waiver of site plan. Premises located at 2647 Haddonfield Road, Plate 27, Block 2707, Lot 4 on the Tax Map of the Township of Pennsauken Zoning District: C-1. (Continued from September 1, 2021 meeting)

Octavio Zuniga was sworn in by Solicitor Boraske. Mr. Zuniga is seeking a change of use. The property was used for concrete sales. He wants to live there as a single-family dwelling with his son.

Duke Martz stated it looks like a home.

Mr. Zuniga stated he is divorced and has a son. The house has three bedrooms. There is a little apartment in back of the house. It is a two residential property. There is enough parking.

The Solicitor questioned what the use would be. Mr. Zuniga replied there are two structures. He proposes to live in the house with his son and rent out the apartment behind the house. That property was used as a ticket office.

Solicitor Boraske stated the applicant needs two use variances. There are two separated residences. He will need a variance for two uses and a site plan waiver.

Public

Chairwoman Butler 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 seeking a change of use approval to convert an existing commercial use property into a single family residential use. He is requesting two use permits only one is permitted on a property. One is for the property he and his son are living in and the other is for the additional property behind the structure. There is no detriment to the neighbors, the Master Plan or the Zoning Ordinance. A site plan waiver was requested. Lysa Longo moved to accept fact finding, seconded by Dianne Piccari, which carried unanimously by the Planning Board members.

Duke Martz move to grant the use variances and the waiver of site plan with the condition landscaping is added in the front. The property looks residential. It is not a detriment to the neighbors or the area. The motion was seconded by Darlene Hannah and requested the applicant to add greenery where he can. She stated it is not a detriment. The motion carried unanimously on roll call vote.

The vote was as follows: Lysa Longo voted yes as stated. Dianne Piccari voted yes as stated. Ozzie Alves voted yes as stated. Paul Hoyle voted yes as stated. Duke Martz voted yes as stated. Eddie DeVilla voted yes as stated. Darlene Hannah voted yes as stated. Chairwoman Shirley Butler voted yes as stated.

Duke Martz instructed the applicant to register the rear property as a rental property. He must report it to Code. Mr. Zuniga agreed.

Resolutions

Resolution Z-2021-31 was presented granting Charlotte Murphy a variance to construct a two-story Gambrel Garage, 14' x 28' with an overhang of 17' 3" in height which will exceed the maximum accessory structure size of 400 square feet and height of 16 feet as per Township of Pennsauken 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.

Darlene Hannah moved to adopt the resolution, seconded by Dianne Piccari, which carried on roll call vote with the following vote. Darlene Hannah yes. Ozzie Alves yes. Paul Hoyle yes. Dianne Piccari yes.

Resolution Z-2021-32 was presented granting Enrique Cabrera Batalla 5 feet of relief from the side yard setback requirement of 6 feet and 7 feet relief from the aggregate side yard setback requirement of 18' for a two-story addition to be constructed to the rear of the house and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 7606 Pleasant Avenue, Plate 14, Block 1407, Lot 30 on the Tax Map of the Township of Pennsauken, Zoning District: R-3.

Resolution Z-2021-33 was presented granting Luis Green 5 feet of relief from the house setback requirement of 15 feet and 5 feet of relief from the requirement that a pool be at least 5 feet from a dwelling or other structure for an 18' aboveground pool, 48 inches in depth and

any other variances and waivers that may be required by the Pennsauken Zoning Board.
Premises located at 7527 Boulevard Avenue, Plate 14, Block 1402, Lot 8 on the Tax Map of the
Township of Pennsauken, Zoning District: R-3.

Resolution Z-2021-34 granting Naftaly Caraballo 9 feet of relief from the front yard
setback requirement of 25 feet for an addition to be constructed to the side of the house and
any other variances and waivers that may be required by the Pennsauken Zoning Board.
Premises located at 2122 47th Street, Plate 8, Block 812, Lot 11 and 12 on the Tax Map of the
Township of Pennsauken, Zoning District: R-3.

Dianne Piccari moved to adopt Resolutions Z-2021-32, Z-2021-33 and Z-2021-34,
seconded by Darlene Hannah which carried on roll call vote. The vote was as follows: Paul
Hoyle yes. Darlene Hannah yes. Ozzie Alves yes. Dianne Piccari yes. Eddie DeVilla yes.

Minutes

Darlene Hannah moved to approve the minutes of August 25, 2021 and September 22,
2021, seconded by Dianne Piccari, 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