

April 20, 2022

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 via zoom due to the coronavirus.

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: Dianne Piccari, Paul Hoyle, Lysa Longo, Giovanni Cirilli, Darlene Hannah, and Chairwoman Shirley Butler, constituting a quorum. Also present were: Stephen Boraske, Solicitor; Gene Padalino, Planning and Zoning Coordinator; Daniella Tavarez Planning and Zoning Assistant and Mary Leonard, Secretary.

Hearings

Clarice Ramos is seeking 20' of relief from the front yard fence setback requirement of 20' for a 6' vinyl fence in the front yard and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 1539 Hillcrest Avenue also known as Plate 5, Block 504, Lot 2 on the tax map of the Township of Pennsauken. Zoning District: R-1.

Clarice Ramos, 1539 Hillcrest Avenue, Pennsauken, New Jersey 08110 was sworn in by Solicitor Boraske.

The applicant wants to move the fence to the corner of the house. Her husband will install the fence. The fence will be on the right-hand side of the house and will enclose the tree. The fence will not be in the front of the house, only to the front of the house. There will be no gate.

Dianne Piccari questioned if there would be decorative brick. Mrs. Ramos replied no. It will connect to the front of the house bringing it around the tree. It will give the children more yard space.

Public

Chairwoman Shirley 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 20' of relief from the front yard fence setback requirement of 20' for a 6' vinyl fence. It will be even with the front of the building and is requesting a variance. It will improve the property. There is no detriment to the Zoning Code or to the public.

Lysa Longo moved to accept fact finding, seconded by Darlene Hannah which all members agreed unanimously.

Giovanni Cirilli moved to grant the variance, seconded by Lysa Longo stating there will be no detriment to the neighborhood and will be an improvement to the property. The motion carried unanimously on roll call vote.

The vote was as follows. Lysa Longo yes as stated. Dianne Piccari yes as stated. Paul Hoyle yes as stated. Giovanni Cirilli yes as stated. Darlene Hannah yes as stated. Chairwoman Butler yes and stated she hopes Mrs. Ramos and the children enjoy the yard and that it keeps them safe.

Samuel Taveras is seeking a use variance to convert an existing single-family home into a duplex in a R-3 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 is located at 6606 Woodland Avenue, Pennsauken, New Jersey 08110, Plate 58, Block 5828, Lot 1 on the tax map of the Township of Pennsauken. Zoning District: R-3.

Samuel Taveras was sworn in by Solicitor Boraske.

Mr. Taveras is seeking a use variance to change a single-family home into a duplex. He stated he did not know he needed a permit until he went for a CO and was told the property was not listed as a duplex. He further stated he made a new floor plan but everything else is the same. He purchased it as a duplex and was not aware that it was not listed as a duplex.

There are two units detached and are separate units. The main entrance is on the first floor. Straight up the steps to the second floor is one of the units, the other is on the left when entering the building. The first floor has two entrances. They have separate electric boxes

Mr. Taveras stated his daughter lives in the house, at present. The second floor will be rented.

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 use variance to convert an existing single-family home into a duplex in a R-3 Zone where only single-family detached dwellings are permitted. Mr. Taveras stated he did not intentionally omit it being a duplex. He thought it already listed as a duplex. There is no detriment to the public good. He needs five votes of approval from the Zoning Board. The applicant is subject to the standard conditions of approval. He also requested a site plan waiver.

Dianne Piccari moved to accept the fact finding, seconded by Lysa Longo with all Zoning Board members agreeing unanimously.

Paul Hoyle moved to grant the use variance and the site plan waiver, seconded by Lysa Longo, which carried unanimously on roll call vote. The vote was as follows.

Paul Hoyle yes. His daughter and her child are occupying one of the units. Lysa Longo yes stating it does not look like a duplex from the outside. It looks like a single home. It looks nice. Dianne Piccari yes as stated. Giovanni Cirilli yes as stated. Darlene Hannah yes as stated. Chairwoman Butler yes and stated the property is grandfathered in.

Thong D. Nguyen is seeking a use variance to convert an existing single-family house into a duplex in a R-3 Zone where only single family detached dwelling are permitted. The applicant also is seeking 4' of relief from the front yard setback requirement of 25' and 11' of relief from rear yard setback of 30' in a R-3 zone from an addition to side of property and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 1701 42nd Street, Pennsauken, New Jersey 08110. Plate 9, Block 903, Lot 4 on the tax map of the Township of Pennsauken. Zoning District: R-3.

Thong D. Nguyen, 1701 42nd Street, Pennsauken, New Jersey 08110 was sworn in by Solicitor Boraske.

Mr. Nguyen stated he bought the property. It was badly damaged due to a tree falling on it. He has the foundation and the basement. He proposes to change the property into a duplex. He wants to live in one side and rent the other side to his mother. It was a single-family home on a double lot. He stated there are no duplex properties on his street but there are on 43rd Street and 41st Street.

Lysa Longo questioned if it will be a twin attached house on the lot. The applicant replied yes.

Paul Hoyle questioned if the house is gone due to the tree falling on it. Mr. Nguyen replied yes. The garage will be torn down. The area of each duplex will be 1300 sq. ft. and it will be two stories. It will be the same footprint. Each will have 3 bedrooms and 1 ½ bathrooms living room and kitchen and will have front entrances.

Darlene Hannah questioned if he is going to live in one and rent the other. Mr. Nguyen replied yes. He is renting the other duplex for additional income.

The applicant was instructed he needs driveways for off street parking.

Dianne Piccari stated when the garage is taken down the applicant should have a driveway on either side of the properties. The street in that area is already crowded.

Paul Hoyle stated the Zoning Board members need to see a site plan. They need to see what it will look like.

Charwoman Butler stated the Zoning Board members need to see driveways and an architectural drawing before they can vote on this application.

Public

Chairwoman Butler opened the meeting to the public.

Tracey Jones 4206 Remington Avenue, Pennsauken, New Jersey 08110 was sworn in by Solicitor Boraske. Mrs. Jones stated she was opposed to the duplex as there is already parking problems in the area. She is opposed to a duplex and the applicants additional income.

Solicitor Boaraske stated the applicants need for additional income has nothing to do with the approval of this application. The legal criteria has to be met.

Rob Tab, 41st Street, Pennsauken, New Jersey 08110 was sworn in by Solicitor Boraske. Mr. Tab stated he opposed the application stating there is not enough room for two driveways and there is too much traffic already on the street. He stated it should be a single-family home.

Chairwoman Butler closed the public portion of the meeting.

This application will be tabled until May 18, 2022 Zoning Board meeting. That meeting will be held at 7:00 P.M.

Resolutions

Resolution Z-2022-15 was presented granting Karveen Holdings LLC (Anu Dammalapati-partner) minor subdivision approval to subdivide an existing conforming residential lot into two non-conforming lots with bulk variance relief to permit proposed lot widths of 37.5' and 37.5' whereas 50' is required in the R-3 Zone, the applicant also seeks a use variance relief to permit the expansion of the non-conforming duplex use on the two proposed non-conforming lots. Premises located at 7418 Zimmerman Avenue, Pennsauken, New Jersey Plate 12, Block 1217, Lot 3.

Resolution Z-2022-16 was presented granting Burley Jones 13.18' of relief from the front yard setback requirement of 25' in a R-3 zone for a 8' x 14' patio extension, 16' in height to be constructed on the front of the house. Premises located at 2219 41st Street, Pennsauken, New Jersey 08110, Plate 45, Block 4511, Lot 3.

Resolution Z-2022-17 was presented granting Floriberta Ayala Medina 11' of relief from the rear yard setback requirement of 35' in a R-2 Zone for a 45.80' x 12' awning to be constructed on the rear of the house. Premises located at 8380 Wyndam Road, Pennsauken, New Jersey 08110, Plate 27, Block 2702, Lot 5.

Dianne Piccari moved to adopt the resolutions, seconded by Lysa Longo, which carried unanimously on roll call vote.

The vote was as follows. Lysa Longo yes. Dianne Piccari yes. Paul Hoyle yes. Giovanni Cirilli yes. Darlene Hannah yes. Chairwoman Butler yes.

Minutes

Dianne Piccari moved to approve the minutes of April 6, 2022, seconded by Lysa Longo, which carried unanimously on roll call vote.

Darlene Hannah stated Zoning Board members should be mindful of the number of duplexes that are being requested.

The next meeting of the Zoning Board will be held on May 4, 2022 at 7:00 P.M.

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

Respectfully submitted,



Mary L. Leonard

Secretary