

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 via Zoom Video Communications. 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, Shirley Butler, Darlene Hannah, Diane Piccari, Patrick Olivo, Osvaldo Alves and Duke Martz. Acting Solicitor Steve Boraske, Esq., Planning and Zoning Coordinator, Gene Padalino and Secretary Nancy Ellis were also on the video call.

Patrick Olivo assumed the seat of absent member Lysa Longo and Osvaldo Alves assumed the seat of absent member Lou Morales.

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.

HEARINGS:

JOANNA VALDEZ - Seeking 4 feet of relief from the rear yard setback requirement of 30 feet and also 4 feet of relief from the total side yard aggregate of 18 feet for a 15' x 25' addition and deck as well as any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 533 West River Drive, Block 414, Lot 5 in Zoning District R-3.

Ms. Joanna Valdez, 533 West River Drive and Albert Minmix, the applicant's contractor, 223 Horace Avenue, Palmyra, NJ came forward to testify and were both duly sworn by the Solicitor.

Mr. Minmix testified that the applicant needs the requested relief to construct an addition and deck. The applicant is renovating her home and needs the additional space in her rear and side yard. The addition will have gutters and downspouts. Therefore, there won't be any drainage issues. The new construction will be a benefit to the property and the neighborhood and there will be no substantial detriment.

Upon query, Mrs. Butler was informed by Mr. Minmix that the addition will match the existing home, they will be installing gutters and downspouts on the addition and install a drainage swale around the addition as well.

Upon query, Mr. Martz was informed by Mr. Minmix that the proposed addition will be attached to the rear of the existing house, the deck will be attached to the addition and steps will be attached to the deck.

Upon query, Miss Hannah was informed by the applicant that she has lived in her house for approximately 3 years and she has been renovating her home ever since.

Upon query, Mr. Olivo was informed by Mr. Minmix that the deck will be made of composite wood and vinyl railings will be installed around the deck. They will not be installing additional electric service on the deck. Mr. Minmix further informed Mr. Olivo that the addition will be a 4-season sun room and they will install electric, service heating and air conditioning.

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 by Joanna Valdez to permit proposed improvements at 533 West River Drive, Block 414, Lot 5 in Zoning District R-3. The proposed improvements are for a deck and addition to be adding to the existing family home at the property. The work will be performed by the applicant's contractor who appeared tonight and summarized the improvements and addressed the criteria and mentioned that it may be a hardship for the applicant based on the configuration of the property and the existing improvements and also may be a substantial benefit to the township and to the applicant due to a number of reasons including beautifying the property and increasing the value of the property and advancing the purposes of the municipal land use law. There were no members of the public that came out to testify against the application. As the board knows the application can be granted and approve the variances required for 4 feet of relief from the total side yard aggregate of 18 feet to permit the proposed additions. The board can grant the variances a either a C1 hardship variance or a C2 substantial benefit variance, where the applicant has satisfied the positive and negative

criteria. A C1 hardship variance may be granted when there is a finding by the board that due to the unique shape or topographic conditions of the subject property and if the ordinance requirements should impose an undue hardship on the applicant, a deviation from the zoning board requirements is warranted to alleviate this hardship or burden. A C2 substantial benefit variance may be granted when the purposes of the municipal land use law would be advanced by deviation from the zoning requirements such as promotion of the public welfare and improving the visual appearance of the subject property and the township. For a C2 variance, the benefits must outweigh the negative and the applicant cannot impose a substantial detriment to the public good or impair the township master plan or zoning ordinance.

Miss Hannah motioned to accept the fact finding. Miss Piccari seconded.

Miss Hannah motioned to grant the requested relief and stated, she doesn't see a detriment and believes it will be an improvement to the applicant's property. Miss Piccari seconded. Roll call: Paul Hoyle, Shirley Butler, Darlene Hannah, Diane Piccari, Osvaldo Alves, Patrick Olivo and Duke Martz-Aye. None Opposed.

CORRESPONDENCE:

None

MINUTES:

It was moved, seconded and unanimously agreed to approve the meeting minutes from April 21, 2021.

RESOLUTIONS:

None

BILLS:

None

COORDINATOR'S REPORT:

Mr. Padalino informed the board members about the financial disclosure statements.

There being no further business; it was moved, seconded and unanimously agreed to adjourn the meeting at 7:35 P.M.

Respectfully submitted:



Nancy L. Ellis, Board Secretary