

August 31, 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 at the Municipal Building, 5605 N. Crescent Boulevard, Pennsauken, New Jersey.

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

Roll call showed the following members to be present: Dianne Piccari, Paul Hoyle, Lysa Longo, Giovanni Cirilli, Duke Martz, and Vice Chairwoman Darlene Hannah, constituting a quorum. Also present were: Stephen Boraske, Solicitor; Gene Padalino, Planning and Zoning Coordinator; Daniela Tavaréz, Planning and Zoning Assistant; Doug White Engineer; and Mary Leonard, Secretary.

Informal

Robatylla Valim, 2906 North Center Street, Pennsauken, New Jersey was present. Laura Palkey, Realtor, also was present.

The applicant proposes to convert the first floor commercial into residential in a PI Zone.

Robatylla Valim proposes to have a partial efficiency apartment downstairs and the rest commercial. The upstairs will remain the way it is. She presented plans showing the store and the studio apartment. The bottom of the property is presently vacant. The store was previously a sign store.

The studio store will be her store and her studio apartment. It will be the same floor space but there will be a wall, separating the studio apartment from the store. She addressed off street parking. Doug White, Zoning Board Engineer, will review the application and determine the number of spaces needed. The applicant needs to bring in a survey.

There are three units which have two bedrooms, kitchen and living room. She proposes a studio apartment, which has a bedroom, living room and kitchen. There is a back door. There will be no deliveries. The applicant goes to the customers property to do the work.

The applicant was instructed to file a formal application and request a use variance. She was informed she must notice those within 200', show driveway and show easement. A title report also is to be submitted.

Hearings

Vincent Resto (on the Audio and Tint) is seeking a use variance relief to permit an additional use (retail electronics automotive, vehicle vinyl wrap/window tint/vehicle security/remote start auto,) as a second principal use at the property located at 5811 S. Crescent Boulevard (Unit 1), Zoning District: C-2 Pennsauken, New Jersey 08110 and any other variances and waivers that may be required by the Pennsauken Zoning Board.

Vincent Resto, 5811 S. Crescent Boulevard, Pennsauken, New Jersey was sworn in by Solicitor Boraske. Doug White, Zoning Board Engineer, and Daniela Tavaréz, Planning and Zoning Assistant, were sworn in by Solicitor Boraske.

Mr. Resto stated he does window tinting and government work. He rents the property and does mobile work and some work at the location. He keeps his products at the location. His hours of operation are from 9:30 A.M. to 6:00 P.M. Monday thru Friday and Saturdays from 8:00 A.M. to 2:00 P.M. He is closed on Sundays.

There is no noise. He does the work inside and it is done by appointment only. He has ten parking spaces. Cars come inside the building. He does no work outside of the building at this location.

Mr. Resto stated he does not do audio anymore. He does alarm systems and catalytic converters. He has two employees. There is no overnight parking outside of his business. He has little trash which he will use a garbage can that he will keep inside. There is one garage door. The lighting has been updated.

Public

Vice Chairwoman Darlene Hannah opened the meeting to the public.

Clarice Little, 3753 Schleicher Avenue, Pennsauken, New Jersey, was sworn in by Solicitor Boraske. Mrs. Little stated she has lived at her location for 28 years. She objected to the application. She questioned if it would be kept clean.

Solicitor Boraske stated the customers drop off their cars by appointment only. The appointment will be staggered. There will be no storing of cars. The applicant will have 2 to 3 cars a day.

Mrs. Little expressed concern over noise. Mr. Resto responded there will be no noise. The cars will be inside. Mrs. Little questioned if there will be security. Mr. Resto replied he will have security and cameras. There will be no appointments after 5:00 P.M.

Rosa Ramos, 3740 Schleicher Avenue, Pennsauken, New Jersey, was sworn in by Solicitor Boraske. Mrs. Ramos expressed concern over noise and traffic. Mr. Resto stated he will have cameras and security. There will be no audio work.

Fernando Davlia, 931 Linden Street Camden, New Jersey was sworn in by Solicitor Boraski. Mr. Devlia questioned if the applicant would be doing audio. Mr. Resto replied no but he would replace radios.

The public portion of the meeting was closed.

Solicitor Boraske conducted fact finding. The applicant is seeking a use variance relief to permit an additional use (retail electronics automotive, vehicle vinyl wrap/window tint\vehicle security (remote start auto as a second principal use at the property. There will be no detriment to the public good, the Township Code or the Master Plan. It is a permitted use. The applicant is requesting a site plan waiver. There will be no loud music. There will be no audio work and no installation of audio equipment done at the shop. There will be a sign placed in the store stating "No Loud Noise in the Store". He must keep the area free of trash and debris. The applicant will take the trash home with him. Appointments will be staggered. The applicant agreed there will no new appointments made after 4:00 P.M. Any signs are to comply with the ordinance.

Lysa Longo moved to accept fact finding, seconded by Giovanni Cirilli, which all members of the Zoning Board agreed unanimously.

Paul Hoyle moved to grant the use variance. The applicant is to comply with testimony and fact finding and all conditions. Dianne Piccari seconded the motion, which all members agreed unanimously on roll call vote

The vote was as follows. Dianne Piccari yes as stated. Lysa Longo yes as stated and all conditions are to be met. Duke Martz yes as stated with all conditions being met. Giovanni Cirilli yes as stated. Paul Hoyle yes as stated. Darlene Hannah yes and stated the applicant is to be mindful of what has been stated through testimony and fact finding.

Pointy Development LLC is seeking site plan approval in connection with a previously granted use variance for a public self-storage facility on the property. The applicant also is seeking all necessary variances and waivers for the project. Premises located at 4615 N.

Crescent Boulevard, Pennsauken, New Jersey 08110. Plate 46, Block 4601, Lots 23 and 24, Zoning District: C-2. (Application continued from August 17, 2022 meeting)

Paul Hoyle removed himself from this application due to a conflict.

David Shafkowitz, Esq. 350 S. Main Street, Doylestown, Pennsylvania 18901 represented the applicant.

The applicant proposes to construct a self-storage facility on a currently vacant lot. The property is 1.66 acres in the C-2 Commercial Zone. Self-storage facilities are not listed under approved uses in the Ordinance for the C-2 Commercial District Zone. The site is within the Route 130 Development Area of the Township but that overlay is no longer valid. The southern portion of the site formerly contained the Blue Claw Seafood establishment but that structure was removed several years ago. A commercial structure appears on the northern property some time around 2011 but that also was removed.

The property has full frontage on three separate public roadways, Route 130, 46th Street and 47th Street. On the west side of the site is the R-3 zone with existing residential properties. Southwardly across 46th Street is a residential property and northwardly across 47th Street is the Atrium Dance Studio, both of these properties also fall within the C-2 Zone.

Michael Galante, Engineer, 70 Argyle Avenue, Blackwood, New Jersey 08102 had been previously sworn in and presented his qualifications. The Zoning Board members accepted him as an expert unanimously.

The applicant presented updated plans. The site plan and landscaping were revised August 30, 2022. It is a self-storage facility. There will be one-way circulation. Traffic will come in on 47th Street and out on 46th Street. There will be 12 drive-up units and an ornamental fence. The applicant stated he submitted plans to the Fire Department. The Fire Department will have access to the property. A "No Right Turn" sign will be placed on 46th Street. The gate will be open and it will be closed when the building is closed.

Doug White, Zoning Board Engineer, reviewed his letter dated May 20, 2022 and updated July 14, 2022.

There is a manual opening of the gate, in case of outage, so the Fire Department will still have access.

The Storm Water Management was revised. The project is classified as a major development under the NJDEP Stormwater Management Rules and the Township Ordinance.

The applicant is to provide the New Jersey Groundwater Recharge Spreadsheet to document that change in conditions and quantity the values. The applicant is to state that the project does not contain any forested areas and is fully developed in the existing condition. The discharges to 47th Street must flow within the system.

A maintenance Report was submitted.

William Fearon, Architect, 1000 Suite 104, Marlton, New Jersey 08064 was previously sworn in and presented his qualifications. The Zoning Board members unanimously recognized him as an expert.

Mr. Fearon reviewed the lighting. Additional renderings were provided. There will be internal lighting. The plan shows eight wall mounted site lights that will illuminate the internal drive aisle along the rear of the building. The parking spaces that are located under the 2nd floor overhang will have down lights. They will have up lighting and internal lighting. They will have safety lighting.

Elevations were shown. The applicant will add landscaping and the fence will be removed.

The applicant agreed with Doug White's letter dated May 20, 2022 and updated July 24, 2022.

The applicant stated they submitted plans to the Fire Department and they had no objections to the plans. There is a manual opening of the gate in case there is an outage. The Fire Department will have access to the gate. The applicant will provide a "No Right Turn on 46th Street" sign. There will be one way circulation. Traffic will come in on 47th Street and out on 46th Street. They have 11 parking stalls on site, which is adequate, according to the applicant.

An architectural drawing was presented.

The applicant is to review tree removals with the Inspector prior to removal of trees to ensure no offsite trees are removed. This is to be noted on the plans.

The trash will be located outside of the building and will be picked up by a private Hauler. Landscaping will be added.

There are residents of the 46th side of this application but there are no residents on the 47th side. There will be a timer for lighting on the 46th side. Lighting will be dimmed on the 46th side. Signs will comply with the ordinance. Details of the signs will be provided on the site plans to confirm compliance with the Ordinance for configuration, lighting, mounting and other details. No variances for signs were requested.

A profile of the storm line is needed to verify all clearances.

Drainage was reviewed. A sewer system report was provided. The applicant requested a variance for 9' x 20' parking spaces and for the number of parking spaces to be 11, where 322 are required. A variance also was requested for building coverage.

Public

Vice Chairwoman Darlene Hannah 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 site plan approval in connection with a previously granted use variance for a public self-storage facility on the property. The self-storage use variance was approved. The applicant will work with the Zoning Board Engineer, Doug White. The applicant is seeking preliminary and final site Plan approval. He is also requesting variance for building coverage, off street parking. He is requesting 11 parking spaces, 377 are required. The applicant also is requesting a variances for parking spaces to be 9' x 20', 10' x 20' is required. The applicant is to comply with the sign ordinance. The applicant is to comply with testimony, standard conditions and Doug White's letter dated May 20, 2022 and updated on July 14, 2022. The application is for preliminary and final site plan approval and approval of variances and is subject to conditions.

Lysa Longo moved to accept fact finding, seconded by Dianne Piccari, which all members

of the Zoning Board unanimously agreed.

Dianne Piccari moved to grant preliminary and final approval with approval of the variances requested. The applicant is subject to comply with Doug White's letter dated May 20, 2022 and updated July 14, 2022. Dianne Piccari stated the changes made by the applicant will be beautiful and will be an upgrade to Route 130. The applicant is to comply with testimony, fact finding, in addition to Doug White's letter. The applicant agreed. Lysa Longo seconded the motion, which carried unanimously on roll call vote.

The vote was as follows. Dianne Piccari yes as stated. Lysa Longo yes as stated. Duke Martz yes as stated. Giovanni Cirilli yes as stated. Vice Chairwoman Darlene Hannah yes as stated.

Paul Hoyle rejoined the meeting at this point.

Resolutions

Resolution Z-2022-33 was presented granting approval to Alfonso Davis for a variance approval for a 4-foot vinyl picket fence located at 1761 37th Street, Pennsauken, New Jersey designated as Block 921, Lot 9 on the Tax Map of Pennsauken, New Jersey.

Resolution Z-2022-34 was presented granting variance approval to Dinorah Nouel Peguero for a 4-6 foot vinyl fence located at 5429 Terrace Avenue, Pennsauken, New Jersey designated as Block 5613, Lot 4 on the Tax Map of Pennsauken Township.

Resolution Z-2022-35 was presented granting variance approval to William Patterson for approval for an 8' x 30' attached front porch with roof located at 7319 Holman Avenue, Pennsauken, New Jersey designated as Block 1317, Lot 19 on the Tax Map of Pennsauken Township.

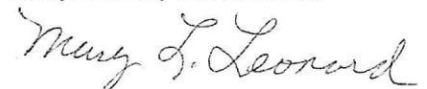
Resolution Z-2022-36 was presented granting variance approval to Eliezer Castillas for a variance for a 22' x 23' accessory garage located at 8211 Holman Avenue, River Road, Pennsauken, New Jersey, designated as Block 1606, Lot 10 on the Tax Map of Pennsauken Township.

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

The vote was as follows. Dianne Piccari yes. Lysa Longo yes. Paul Hoyle yes. Giovanni Cirilli yes.

The meeting was duly adjourned on motion at 9:20 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary