

**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, Shirley Butler, Darlene Hannah, Colette Jones, and Duke Martz. Acting Solicitor Steve Borasko, Esq., 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.

Colette Jones assumed the seat for absent member Shirley Butler.

**HEARINGS:**

**HADDONFIELD ROAD PROPERTIES, LLC**- Seeking a use variance and minor site plan approval to extend the use of an existing car dealership with additional parking and modification of certain conditions and any other variances required by the Pennsauken Zoning Board. Premises located at 3429 & 3437 Haddonfield Road, 8414, 8432, 8500 & 8504 Park Avenue, Blocks 3814, Lots 1,2,3,4,22,23,24,25,26 & 27 in Zoning Districts R-3 and C-1.

Rhonda Feld, Esq. came forward to represent the applicant and described the application and the variances and waivers they are seeking.

Mr. Richard Blum, property owner, Mr. Ron Faul, Architectural Engineer, James Miller, Professional Planner and Douglas White, Zoning Board Engineer came forward to testify and all were duly sworn by the Solicitor.

The applicant presented Exhibits to the board and they were marked into evidence. Exhibit A-1 is before and after pictures of the property, Exhibit A-2 is a color coded copy of the site's zoning areas, Exhibit A-3 is a color coded copy of the site, Exhibit A-4 is a diagram of the parking proposal at the site, Exhibit A-5 is the landscaping plan for the site and Exhibit A-6 is a response letter dated June 28, 2019 from Rhonda Feld, Esq. of Sherman Silverstein to Douglas White of T&M Associates, Zoning Board Engineer.

Mr. Blum stated he has been in business for 40 years. He buys cars and reconditions them to resell to consumers as well as to other dealers. He stated that his business is currently located in Palmyra and he will be moving to Pennsauken. Mr. Blum further stated he purchased lots 1 to 4 and 22 to 24 in 2018 and purchased lots 25 to 27 from the township in May. The applicant referred to Exhibit A-1 and described the changes that have already been made to the property. Mr. Blum testified the car dealership will be open Monday through Friday from 8 am until 8 pm, Saturday from 8 am until 8 pm and closed on Sunday. The applicant further stated that they won't be selling anything but automobiles and they will only do minor inspection work and detailing for only their cars at the site. Mr. Blum stated that there will not be loud speakers on site and they will be upgrading the signage at the site. The applicant testified as to the ingress and egress at the site and stated it's rare that large trucks deliver cars to site. Mr. Blum testified as to the maintenance of the property and stated that they will have a dumpster and Republic Trash Company will have regularly scheduled pickups, they own their own plow and they will maintain their own landscaping.

Mr. Ron Faul, the applicant's architect came forward to testify and described his credentials and the board accepted Mr. Faul as an expert witness.

Mr. Faul referred to Exhibits A-2, A-3, A-4 and A-5. Mr. Faul testified as to the zoning areas at the site, the changes and improvements to the property, the proposed parking at the site and the proposed landscaping plan for the site.

Mr. James Miller, Professional Planner for the applicant came forward to testify and was previously accepted as an expert witness by the board.

Mr. Miller testified as to the positive and negative criteria for the Use Variance and stated it is an appropriate use in that the site has already been used as a car dealership. He further stated that the car business is more modernize than before in that consumers shop online and make appointments to go to the site if they are interested in a vehicle, which makes the site more "low key". Mr. Miller stated that the improvements at the site are esthetically attractive in that enhancements have been made to the retail building and the vehicles will be stored behind a fence and out of view.

Mr. Douglas White came forward and highlighted points from his review letter dated June 12, 2019. The applicant agreed to all of Mr. White's comments and recommendations in his review letter.

Rhonda Feld submitted her response letter dated June 28, 2019 (Exhibit A-6) to Mr. White to the board.

Upon query, Mr. Martz was informed by the applicant that the cars will be washed at the site. However, most of the detailing is done off site. Mr. Martz was further informed by the applicant that they don't have plans to use the additional lots to expand the car dealership at this time. He further stated that they don't intend to add signage other than a canopy with their logo on it over the retail building doorway.

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 for bulk variance relief. The applicant is Haddonfield Road Properties, LLC. The subject of the property is regarding Block 3814 Lots 1 to 4 and 22 to 27. The lots are partially located in the R-3 and C-1 zones. The applicant seeks use variance relief to permit the expansion of a non conforming car dealership use, which is not permitted in either the R-3 or C-1 zones. In addition to the use variance, the applicant seeks bulk variance relief for the front yard setback, which will be approximately 33 feet proposed where 40 feet is required and to allow parking stalls with the dimensions of 9' x 18' instead of 10' x 20'. There will be no loading area on the site and to allow 4 signs on site rather than the permitted 2 signs. In addition to the bulk variance, the applicant is seeking waivers from a traffic study, environmental impact report, drainage analysis report, site survey, engineering plan with contours and a bumper strip. The applicant also seeks to permit fencing in the front yard areas along with the outdoor display of merchandise.

Miss Hannah motioned to accept the fact finding. Mr. Morales seconded.

Mr. Hoyle motioned to grant the application. He stated he believes the property has already improved substantially, all his questions were answered during testimony and he sees no detriment to the surrounding area. Mr. Martz seconded. Roll call: Paul Hoyle, Lou Morales, Shirley Butler, Darlene Hannah, Colette Jones, and Duke Martz-Aye. None opposed.

**MINUTES:**

None

**CORROSPONDENCE:**

None

**RESOLUTIONS:**

None

**BILLS:**

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

7/1/2019-T&M Associates-Engineering Services for 3429 Haddonfield Road, Auto Retail-\$760.00.

7/1/2019-Reminton & Vernick Engineer-Engineering Services for PSE&G, Camden Switching Station-\$604.88.

**COORDINATOR'S REPORT:**

None

There being no further business; it was moved, seconded and unanimously agreed to adjourn the meeting at 8:50 P.M.

Respectfully submitted:



Nancy L. Ellis, Board Secretary