

November 3, 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.

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. The Vice Chairwoman led the flag salute.

Roll call showed the following members to be present: Dianne Piccari, Lysa Longo, Duke Martz, Osvaldo Alves, and Vice Chairwoman Darlene Hannah, constituting a quorum. Also present were: Gene Padalino, Planning and Zoning Coordinator; and Mary Leonard, Secretary.

Minutes

Duke Martz moved to approve the minutes of October 13, 2021, seconded by Lysa Longo, which carried unanimously on roll call vote.

Bills

Bills were presented from T & M Associates in the amount of \$1,072.50. Lysa Longo moved the bills be paid, seconded by Ozzie Alves, which carried unanimously on roll call vote.

Chairwoman Shirley Butler and Solicitor Boraske joined the meeting at this point.

Hearings

Joseph Genovese is seeking 20' of relief from the front yard setback requirement for a 5' vinyl fence and any other variances that may be required by the Pennsauken Zoning Board. Premises at 5454 Drexel Avenue, Plate 61, Block 6115, Lot 20 on the Tax Map of the Township of Pennsauken. Zoning District: R-2.

Joseph Genovese, 5454 Drexel Avenue, Pennsauken, New Jersey was sworn in by Solicitor Boraske.

The applicant stated he had an incomplete cedar fence from 1993 which enclosed the back yard. The fence is deteriorated and he replaced it with a vinyl fence. One section was never completed and he completed it.

Duke Martz stated the fence is up and the applicant did not know he needed a permit. The gate was extended to the front.

Darlene Hannah stated the applicant replaced the fence that was taken down, replaced it with a vinyl fence and then extended the fence.

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 Boraski conducted fact finding. The applicant requested 20' relief for a 5' vinyl fence. The fence is already there. The applicant stated he did not know he needed a permit.

Lysa Longo moved to accept the fact finding, seconded by Darlene Hannah, which carried unanimously by the Zoning Board members.

Duke Martz moved to grant approval of the application. There is no detriment to the area. Darlene Hannah seconded the motion, which carried unanimously on roll call vote.

The vote was as follows: Dianne Piccari voted yes as stated. Ozzie Alves voted yes as stated. Lysa Longo voted yes as stated. Duke Martz voted yes as stated. Darlene Hannah voted yes as stated. Chairwoman Shirley Butler voted yes stating there was no detriment to the area.

Trichia Mauge is seeking 20' of relief from the front yard fence setback requirement for a 6' vinyl fence and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises at 7556 Baker Avenue, Plate 23, Block 2308, Lot 19 on the Tax Map of the Township of Pennsauken. Zoning District: R-2.

Trichia Mauge, 7556 Baker Avenue, Pennsauken, New Jersey was sworn in by Chairwoman Butler.

The applicant stated the back yard is small and she wants the fence for the safety of her children.

Dianne Piccari questioned what side was she proposing the fence. The applicant stated Union Avenue. She stated it would have two gates.

Duke Martz questioned would the fence come up to the corner of the house. The applicant stated yes and it would not block the view for line of site.

Public

Chairwoman Shirley Butler opened the meeting to the public.

Consudo Aponte, 2451 Union Avenue, Pennsauken, New Jersey was sworn in by Chairwoman Butler. Mr. Aponte stated he wanted to see a picture of the fence. Gene Padalino showed him the plans and the plans show it does not block the view for line of site.

The public portion of the meeting was closed.

Solicitor Boraske conducted fact finding. The applicant is seeking 20' relief from the front yard setback for a 6' vinyl fence. There is no detriment to neighbors. The location of the fence does not block the line of site. The applicant will get a permit and work with the construction office.

Dianne Piccari moved to accept the fact finding, seconded by Lysa Longo, which carried unanimously by the Zoning Board members.

Darlene Hannah moved to approved the application. There is no detriment to the neighbors or the zoning plan. The applicant is to make sure that it does not block the line of site. Dianne Piccari seconded the motion which carried unanimously on roll call vote.

The vote was as follows: Dianne Piccari voted yes as stated. Ozzie Alves voted yes as stated. Lysa Longo voted yes as stated. Duke Martz voted yes as stated. Darlene Hannah voted as stated. Chairwoman Butler voted yes as stated and expressed hope the applicant will feel her children will be safer.

Regivaldo DaSilva is seeking to build a residential structure on an undersized lot. The existing lot is 40' wide and does not meet the minimum lot width of 50' required for a R-3 zone as stipulated by Township code 141-78C.(1) and any other variances and waivers that may be required by the Pennsauken Zoning Board. The new structure will meet all other setback requirements for a R-3 Zone. Premises at 8330 Holman Avenue, Plate 16, Block 1611, Lot 30 on the Tax Map of the Township of Pennsauken. Zoning District: R-3.

Regivaldo DaSilva, 8330 Holman Avenue, Pennsauken, New Jersey and Andre DaSilva, 1066 Avon Road, Philadelphia, Pennsylvania were sworn in by Chairwoman Butler.

The applicant proposes to build a house with three bedrooms, 2 ½ bathrooms, kitchen and living room. The house will be two story with vinyl siding and a basement. The house will be 1800 sq. ft. and will have a shingled roof. The overhang over the door will be 5' 8". There will be 2 steps going into the house.

Duke Martz asked if the applicant has built a house before. Mr. DaSilva replied yes in New Jersey and Pennsylvania.

A survey was presented and showed only a garage on the property. The applicant requested a side yard setback. The existing lot is 40' wide and does not meet the minimum lot width of 50'. There is nothing there except a shed.

He plans to sell the house when completed. Mr. DaSilva stated he has a State license and has been in business for 18 years. He has built 100 to 150 houses.

Public

Chairwoman Butler opened the meeting to the public.

Paul Pollander, 8347 Holman Avenue, Pennsauken, New Jersey was sworn in by Solicitor Boraske. Mr. Pollander stated he is caddy corner to this property. He questioned if this complies with zoning. Duke Martz replied it does. He is seeking a setback for lot width. It will conform. The Building Inspector will check.

Anaro Quinos, 8366 Holman Avenue, Pennsauken, New Jersey was sworn in by Solicitor Boraske. Mr. Quinos questioned if there would be noise and what hours they would be working. He questioned if the traffic would be affected by construction trucks. He expressed concern for safety. Solicitor Boraske replied the code enforcement will inform the applicant of hours for working. The applicant wants to build the house as soon as possible so that he can sell it. There would not be any proposed delays.

The public portion of the meeting was closed.

Solicitor Boraske conducted fact finding. The applicant has requested a variance for 40' setback, 50' is required. He proposed to build a single-family home to sell. There is no negative impact on the neighbors. It complies with the Master Plan and Zoning Ordinances and Township Ordinances and requirements. The applicant is to work with the Construction Official.

Lysa Longo moved to accept the fact finding, seconded by Darlene Hannah, which carried unanimously by the Zoning Board members.

Duke Martz moved to approve the application as the variance complies with code and with the neighborhood. The pre-existing house was demolished. The public expressed concern with construction. The motion was seconded by Darlene Hannah, which carried unanimously on roll call vote.

The vote was as follows: Dianne Piccari voted yes as stated. Ozzie Alves voted yes, as stated. Lysa Longo voted yes as stated. Duke Martz voted yes as stated. Darlene Hannah voted yes as stated. Chairwoman Butler voted yes and stated she wished the applicant good luck.

Resolutions

Resolution Z-2021-38 was presented granting William Torelli variances to construct a garage 20' x 31', 12' in height and 18' of relief from the side yard setback requirement of 21' and 3' of relief from the side yard setback requirement of 5' for accessory structure. Premises located 3501 Cooper Avenue, Plate 40, Block 4007, Lot 5.

Resolution Z-2021-39 was presented granting Raymond Otero relief of 22' from the front yard setback of 30' and 6' of relief from the side yard setback requirement of 25' for a 4' x

8' awning constructed on the front of the house. Premises located at 4687 Roosevelt Avenue, Plate 57, Block 5708, Lot 15.

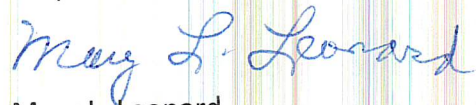
Resolution Z-2021-40 was presented granting EJ Montgomery Realty, LLC a use variance to allow 2 permitted uses on the same property and site plan waiver. Premises located at 9215 Collins Avenue, Block 2601, Lot 5.

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

The vote was as follows: Lysa Logo yes. Dianne Piccari yes. Darlene Hannah yes. Duke Martz yes. Chairwoman Shirley Butler yes.

The meeting was duly adjourned on motion at 8:10 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary