

December 15, 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.

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, Eddie DeVilla, Osvaldo Alves, Duke Martz, Darlene Hannah, and Chairwoman Shirley Butler, constituting a quorum. Also present were: Stephen Boraske, Solicitor; Gene Padalino, Planning and Zoning Coordinator; and Mary Leonard, Secretary.

Hearings

Casper Roofing, (Jason Jimenez) is seeking to expand the existing non-conforming use of a roofing business in an R-3 zone by expanding an existing gravel area by 80' x 110' and expanding an existing fence by 80' x 110'. The additional 6 foot wood fence requires 135 feet of relief from the fence setback requirement of 20 feet. A variance also is needed to exceed the permitted lot coverage for an R-3 zone and any other variance and waivers that may be required by the Pennsauken Zoning Board. Premises is located at 6548 Park Avenue, Plate 31, Block 3109, Lot 41 on the Tax Map of the Township of Pennsauken, Zoning District; R-3. (This application is continued to the January 19, 2022 meeting).

Fabio A. Fernandez is seeking 1 foot of relief from the side yard setback requirement of 20 feet and 17 feet of relief from the rear yard setback requirement of 30 feet for an R-3 zone for the construction of a 28.1' x 12' attached garage and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 6403 Woodland Avenue, Plate 58, Block 5824, Lot 3 on the Tax Map of the Township of Pennsauken, Zoning District: R-3 (continued from the December 8, 2021 meeting).

Fabio Fernandez, owner, 6403 Woodland Avenue, Pennsauken, New Jersey and Ancyely Fernandez, interpreter, 3236 Union Avenue, Pennsauken, New Jersey were sworn in by Solicitor Boraske.

Mr. Fernandez has purchased a car and wants to put the car inside the garage. The roof and siding will match the house. There will be no windows. He will put up a barrier and will have a wall and a door. He also will have a basement. There will be two doors into the garage, one will go to the basement. He will have a contractor do the work.

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 proposes to construct a 28.1' x 12' attached garage. The garage will be attached to the house. The applicant is requesting 1 foot of relief from the side yard setback requirement and 17 feet of relief from the rear yard setback requirement. He is replacing a rear yard porch. The garage will be attached to the house. There is no detriment to the neighborhood.

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

Duke Martz moved to grant the application and the two variances with the standard conditions. There is no detriment to the neighborhood and it will take a car off the street. The motion was seconded by Lysa Longo, which carried unanimously on roll call vote.

The vote was as follows: Dianne Piccari voted yes as stated. Lysa Longo voted yes as stated. Paul Hoyle voted yes as stated. Ozzie Alves voted yes as stated. Duke Martz voted yes, as stated. Darlene Hannah voted yes as stated. Chairwoman Butler voted yes as stated and wished Mr. Fernandez good luck. Eddie DeVilla did not vote.

Emma Colon is seeking 20 feet of relief from the side yard setback requirement of 20 feet for an R-3 zone (corner property) and 5 feet of relief from the rear yard setback requirement of 5 feet to construct an 8' x 10' shed and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 2230 Norwood Avenue, Plate 22, Block 2209, Lot 10 on the Tax Map of the Township of Pennsauken. Zoning District: R-3.

Emma Colon, 2230 Norwood Avenue, Pennsauken, New Jersey was sworn in by Solicitor Boraske.

Mrs. Colon stated she proposes to replace the shed that was on the existing pad. She stores a lawn mower and tools. It will not be anchored and she stated it does not need to be anchored.

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. A bulk variance was requested. The applicant is seeking 20 feet of relief from the side yard setback requirement of 20 feet for an R-3 zone (corner property) and 5 feet of relief from the rear yard setback requirement of 5 feet to construct an 8' x 10' shed. She is replacing a non-conforming shed. There is no detriment to the neighborhood. It will improve the appearance of the property.

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

Dianne Piccari moved to grant the application and the two variances with the standard conditions. It is not a detriment to the neighborhood and will be an improvement. The motion was seconded by Darlene Hannah, which carried unanimously on roll call vote.

The vote was as follows: Dianne Piccari yes as stated. Lysa Longo yes as stated. Paul Hoyle yes as stated. Ozzie Alves yes as stated. Duke Martz yes as stated. Darlene Hannah yes as stated. Chairwoman Shirley Butler yes as stated and wished Mrs. Colon good luck and stated she hopes she enjoys her shed. Eddie DeVilla did not vote.

Resolutions

Resolution Z-2021-49 was presented granting Domingo Rodriguez for a 6' vinyl fence located at 5132 Westwood Lane, Pennsauken, New Jersey, Block 6404, Lot 3.

Darlene Hannah moved the resolution be adopted, seconded by Ozzie Alves. The motion carried on roll call vote with all members voting yes with the exception of Duke Martz, who abstained.

Resolution Z-2021-50 was presented granting Piotr Gora a variance for an 8' x 8' rear yard shed and 6' front yard vinyl fence for the property located at 6649 Camden Avenue, Pennsauken, New Jersey Block 2202, Lot 1.04.

Darlene Hannah moved the resolution be adopted, seconded by Ozzie Alves. The motion carried on roll call vote with all members voting yes with the exception of Duke Martz, who abstained.

Gene Padalino informed the members of the Zoning Board the next meeting will be held on January 12, 2022 at the Pennsauken Municipal Building at 7:00 P.M.

Bills

Bills were presented from T & M Associates in the amount of \$438.78. Dianne Piccari moved the bills be paid, seconded by Darlene Hannah, which carried unanimously on roll call vote.

The meeting was duly adjourned on motion at 7:30 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary

