

March 16, 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 via zoom due to the coronavirus.

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, Duke Martz, Lysa Longo, Giovanni Cirilli, Darlene Hannah, and Chairwoman Shirley Butler, constituting a quorum. Also present were: Stephen Boraske, Solicitor; Doug White Engineer; Gene Padalino, Planning and Zoning Coordinator; and Mary Leonard, Secretary.

Hearings

Trang T. Bai is seeking a use variance to permit a permanent makeup establishment in a C-1 zone where it is not a permitted use and any other variances and waivers that may be required by the Pennsauken Zoning Board. The applicant also is requesting a waiver of site plan. Premises located at 5201 Route 38, Unit 116, Plate 60, Block 6001, Lot 54 on the Tax Map of the Township of Pennsauken, Zoning District: C-1. (Application continued from the March 2, 2022 meeting)

Trang Bui, 227 N. Hannevig Avenue, Brooklawn, New Jersey 08030 was sworn in by Solicitor Boraske.

The applicant proposes to have permanent eyebrows, eyeliners and lips permanently tattooed on the customers at the shop. They are set up and ready to go. The hours of operation will be 10:00 A.M. to 6:00 P.M. 6 days a week with Fridays off. They will have one customer at a time by appointment. The applicant stated she has a license.

Paul Hoyle questioned if it is part of the shopping center. The applicant replied yes. Dianne Piccari questioned if the procedure is done by a needle. Trang Bui replied yes. Dianne Piccari stated they must be disposed properly in a special container that will be picked up properly. The applicant agreed.

Duke Martz questioned if this will be limited to face tattoos. The applicant replied yes. Trang Bui stated she was employed in Deptford, New Jersey and has State, County and the Department of Health approval.

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 is requesting a site plan waiver for a use variance and site plan waiver. The use is not expressly a permitted use as a tattoo establishment for eyes, eye liners, and eyebrows. It is well suited for the area. It is not a detriment to the area and it does not have a negative impact of the Zoning Codes or the Master Plan. The use is similar to other uses in the shopping area. The applicant is to comply with all code requirements.

Lysa Longo moved to accept fact finding, seconded by Paul Hoyle which carried with all members agreeing unanimously.

Paul Hoyle moved to grant the use variance and site plan waiver as there is no detriment to the area or the shopping center. The approval is limited to eyebrows, eye liners and lips. 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. Paul Hoyle yes and stated if there are any changes the applicant must come back to the Zoning Board. Duke Martz yes as stated. Giovanni Cirilli yes as stated. Darlene Hannah yes and stated the applicant is to comply with all code requirement. Chairwoman Shirley Butler yes and stated it is not a detriment to the neighborhood or the Township and wished her luck.

Ali Burgos is seeking 6 feet of relief from the front yard setback requirement of 30 feet in an R-2 zone for 10' x 6' porch patio, 2 feet in height and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 1510 Hillside Terrace, Plate 3, Block 303, Lot 25 on the Tax Map of the Township of Pennsauken, Zoning District: R-2. This applicant was not present. The application will be continued until the May 4, 2022 meeting.

Informal Presentation

Anthony Cyriac 2932 Haddonfield Avenue, Pennsauken, New Jersey, Block 3602, Lot 4, Zoning District: P-I. Self-Storage.

Doug White, Zoning Board Engineer, presented plans showing the view and exits and showing it will look like an office building. There will be one entrance in front and a driveway around the building. The building will be one story, 25' high. He will keep landscaping. There will be 1 to 2 employees per shift. There will be no big trucks. U-Haul trucks will be used to transport customers items.

Duke Martz questioned how they will get exhaust fumes out of the building. Mr. Cyriac replied cars will not go into the building.

The Zoning Board members like the lower model of the building better than the previous model that was presented.

There will be parking on the left side and there will be asphalt for use of fire trucks and emergency equipment. The applicant is to show on the plans that the fire trucks will fit.

The back corner of the property has a residential area but it is wooded. They will try to save trees. Signage was discussed. There will be a building sign, one on the corner and a pylon sign at the entrance. Zoning Board members stated they preferred a monument sign rather than a pylon sign.

The building will be climate controlled. The mechanics will be placed in the back of the building and they will screen the back if necessary. The equipment will not be seen from the road.

Doug White will review storm water and drainage. The applicant will return to the Zoning Board with plans and be scheduled for a hearing.

Resolutions

Resolution Z-2022-09 was presenting granting Gasper Roofing 2LLC a use variance to continue and expand a roofing business in a residential zone (R-3). Premises located at 6552 Park Avenue known as Plate 31, Block 3109, Lot 41 on the Tax Map of the Township of Pennsauken. Zoning District: R-3. Dianne Piccari moved to adopt the resolution, seconded by Lysa Longo, which carried unanimously on roll call vote.

The vote was as follows. Dianne Piccari yes. Lysa Longo yes. Duke Martz yes. Giovanni yes. Chairwoman Butler yes.

Resolution Z-2022-10 was presented granting Chris Grimes a use variance to convert an existing warehouse into two residential units in the R-3 residential district and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 3230 47th Street, Plate 51, Block 5101, Lot 11 on the Tax Map of the Township of

Pennsauken, Zoning District: R-3. Dianne Piccari moved to adopt the resolution, seconded by Duke Martz, which carried unanimously on roll call vote.

The vote was as follows. Dianne Piccari yes. Duke Martz yes. Paul Hoyle yes. Darlene Hannah yes. Chairwoman Butler yes.

The meeting was duly adjourned on motion at 8:05 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary