

July 21, 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 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 Chairwoman led the flag salute.

Roll call showed the following members to be present: Dianne Piccari, Paul Hoyle, Ozzie Alves, Duke Martz, Lisa Longo, and Vice Chairwoman Darlene Hannah, constituting a quorum. Also present were: Courtney Knight, Acting Solicitor; Gene Padalino, Planning and Zoning Coordinator; and Mary Leonard, Secretary.

Secretary

Lysa Longo nominated Mary Leonard Secretary of the Zoning Board of Adjustments, seconded by Ozzie Alves, which carried unanimously on roll call vote.

Hearings

Domarys Gonzalez, 2301 47<sup>th</sup> Street, Pennsauken, New Jersey, Block 4601, Lot 6, Zoning District: R-3. The applicant is seeking 34.1' of relief from the front yard fence setback requirement of 20' for a 4' fence, and any other variances and waivers that may be required by the Pennsauken Zoning Board. This matter is to be continued until August 18, 2021

EJ Montgomery, LLC, 9215 Collins Avenue, Block 2601, Lot 5, Zoning District LI. The applicant potentially seeks a use variance to allow 2 permitted uses on the same property and site plan waiver and also approval of all other variances and approvals that may be required, if it is determined that any additional variances or approvals are required. This matter is to be continued until August 4, 2021.

Joe Bennett is seeking 35' of relief from the front yard fence setback requirement of 20' for a 4' vinyl fence and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 1945 West River Drive, Block 806, Lot 9 on the Tax Map of the Township of Pennsauken, Zoning District: R-3.

Joe Bennett, 1945 West River Drive, Pennsauken, New Jersey was sworn in by Acting Solicitor Knight.

Mr. Bennett provided pictures of the property. He stated he did not know he needed to apply for a variance for the fence. He put the fence in to protect the new grass he planted. People were walking on the grass. Solicitor Knight marked the pictures as Exhibit A-1.

The owners name of the property is Kristi Harris.

Duke Martz stated the applicant needs a letter from the owner for consent for the fence. Dianne Piccari stated it is a nice fence. Paul Hoyle stated the applicant did not know he needed a permit. Vice Chairwoman Hannah stated the applicant now knows he needs a permit in the future, when necessary.

Public

Vice Chairwoman Hannah opened the meeting to the public. No one expressed a desire to speak. The public portion of the meeting was closed.

### Fact Finding

Acting Solicitor Knight conducted fact finding. The applicant proposes a 4' vinyl fence. He requested 35' relief from the front yard fence setback requirement of 20'. The variance would not be a detriment to the neighborhood.

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

Lysa Longo moved to grant the variance. The applicant has a letter of consent from the owner, Kristi Harris dated May 17, 2021, which was presented to the Zoning Board. The motion was seconded by Paul Hoyle, which carried unanimously on roll call vote.

Joe Fuller, is seeking 7' of relief from the house setback requirement of 15' and 2' of relief from the rear yard setback requirement of 6' for an 18' above ground pool, 52" in depth and any other variances and waiver that may be required by the Pennsauken Zoning Board. Premises located at 5342 Laurel Avenue, Block 5516, Lot 13 on the Tax Map of the Township of Pennsauken, Zoning District: R-2.

Joe Fuller, 5342 Laurel Avenue, Pennsauken, New Jersey, was sworn in by Solicitor Knight.

Duke Martz questioned if Mr. Fuller owns the property to Mansion Boulevard. Mr. Fuller replied that he does. Mr. Fuller further stated he did not want to extend the fence to the site line due to too much traffic on the corner. The other side has an oak tree.

### Public

Vice Chairwoman Hannah opened the meeting to the public. No one expressed a desire to speak. The public portion of the meeting was closed.

### Fact Finding

Acting Solicitor Knight conducted fact finding. This is a bulk variance for an above ground swimming pool. The applicant is requesting two variances - 7' relief from the house setback requirement of 15' and 2' of relief from the rear yard setback requirement of 6' for an 18' above ground pool, 52" in depth.

Dianne Piccarri moved to accept the fact finding, seconded by Ozzie Alves, which carried unanimously by the Zoning Board members.

Dianne Piccari moved to approve the C-1 variance, seconded by Duke Martz. Duke Martz stated this is not a detriment to the neighborhood. The motion carried unanimously on roll call vote.

William Deputy, is seeking a variance to enclose a 30' x 60' existing structure to use as a detached garage which will exceed the maximum accessory structure size of 400' as per Township ordinance number 141-76(B) and any other variances and waiver that may be required by the Pennsauken Zoning Board. The applicant is also seeking approval to store his tree landscaping equipment inside the detached garage. Premises located at 8301 Corbett Road, Pennsauken, New Jersey 08109 also known as Plate 24, Block 2409, Lot 46 on the tax maps of the Township of Pennsauken in Zoning District R-1. This application is continued from the July 7, 2021 meeting.

Duke Martz recused himself from this application due to a conflict of interest. Mr. Martz left the meeting at this point.

William Deputy and Katelyn Ubil, 8301 Corbett Avenue, Pennsauken, New Jersey were sworn in by Acting Solicitor Knight.

The applicant has reduced the accessory structure to 28' x 60'. The commercial vehicles will be stored in Moorestown. This property was previously Meadowbrook Swim Club.

The applicant proposes a single dwelling at this location. Mr. Deputy presented pictures. Acting Solicitor Knight marked the pictures as Exhibit A-1.

The applicant proposes to restore the house which was the snack shack. The garage was the pavilion, which is in the back of the property. The applicant presented a survey which was marked as Exhibit A-2 by Acting Solicitor Knight. The pool has been filled in. The house will be the same color as the garage.

Lysa Longo stated the house will be 25' x 70' Everything will be gutted and rebuilt. Paul Hoyle stated it is better for the area. The commercial vehicles will not be there. Dianne Piccari stated the survey shows that the applicant meets the requirements.

The inground pool will be filled in but the kitty pool is still there. The applicant proposes to have everything done by September or October. It will be a residential home and landscaping will be provided.

#### Public

Vice Chairwoman Hannah opened the meeting to the public. No one expressed a desire to speak. The public portion of the meeting was closed.

#### Fact Finding

Acting Solicitor Knight conducted fact finding. The applicant is requesting a bulk variance. He will store accessories at the premises, but nothing outside. He is seeking to enclose the existing structure to use as a detached garage.

Lysa Longo moved to accept fact finding, seconded by Dianne Piccari, which carried on roll call vote, with all members voting yes, with the exception of Duke Martz, who was not present during the vote.

Paul Hoyle moved to grant the variance with the changes. There will be no equipment stored outside. The motion was seconded by Lysa Longo, which carried on roll call vote, with all members voting yes, with the exception of Duke Martz, who was not present during the vote.

#### Resolutions

Resolution Z2021-12 of the Pennsauken Township Zoning Board of Adjustment was presented granting Tamika Shields, use variance relief and site plan waiver approval to permit the use of the subject property as a weight management establishment located at 6650 Browning Road, Block 6211 Lot 6.

Resolution Z2021-13 of the Pennsauken Township Zoning Board of Adjustment was presented granting ACJC Property Management, LLC preliminary and final site plan approval to use the property as a parking lot for the storage of trucks and containers in the Township residential R-3, located at 475 Derosse Avenue, Block 1005, Lot 3.

Resolution Z-2021-14 of the Pennsauken Township Zoning Board of Adjustment was presented granting Maria Polo variance approval for a 12' x 30' carport that will encroach upon the Residential-2 Zoning District's (R-2) Zone located at 4028 Witherspoon Avenue, Block 5837, Lot 2.

Lisa Longo moved to adopt these resolutions, seconded by Dianne Piccari, which carried on roll call vote. The vote was as follows: Lysa Longo, yes, Dianne Piccari, yes, Paul Hoyle, yes. No one opposed.

Resolution Z-2021-21 of the Pennsauken Township Zoning Board of Adjustment was presenting granting Zayo Group. LLC a use variance relief and site plan waiver approval to permit the installation of a small wireless facility (with top mounted antenna) on a new 41' utility pole whereas the development use proposed is not permitted in the Township's Commercial -2 (C-2) Zoning District located 4498 Cooper Avenue.

Lysa Longo moved to adopt this resolution, seconded by Dianne Piccari which carried on roll call vote. The vote was as follows: Lysa Longo yes, Dianne Piccari yes, Ozzie Alves yes, Vice Chairwoman Hannah yes. No one opposed.

Minutes

Paul Hoyle moved to approve the minutes of June 16, 2021, seconded by Ozzie Alves, which carried unanimously on roll call vote.

Bills

Bills were presented from T & M Associates in the amount of \$2,486.25. Lisa Longo moved the bills be paid, seconded by Ozzie Alves, which carried unanimously on roll call vote.

Bills were presented from Florio, Perrucci in the amount of \$2,027.17. Lisa Longo moved the bills be paid, seconded by Ozzie Alves, which carried unanimously on roll call vote.

Gene Padalino announced there will be a special meeting of the Zoning Board on August 25, 2021 at the Municipal Building, 5605 N. Crescent Boulevard, Pennsauken, New Jersey at 7:00 P.M.

The meeting was duly adjourned on motion at 8:00 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary