

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.

Vice Chairwoman Hannah called the meeting to order at 7:00 P.M. and led the flag salute. Roll call disclosed the following members present: Paul Hoyle, Lysa Longo, Darlene Hannah, Diane Piccari, Patrick Olivo, Colette Jones, and Duke Martz. Acting Solicitor Steve Boraske, Esq., and Secretary Nancy Ellis were also present.

The Vice Chair 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:

JOSEPH K. PHAM - Seeking 16 feet from total aggregate side yard requirement of 18 feet, also seeking 7 feet of relief from the rear yard setback requirement of 30 feet for a 15' x 14' one story addition. Premises located at 4532 Harding Road. Block 5206, Lot 27 in Zoning District R-3.

Mr. Joseph Pham, 4532 Harding Road came forward to testify and was duly sworn by the Solicitor.

The applicant testified that he built an addition onto his house and he uses the addition primarily for storage.

Upon query, Mrs. Longo was informed that the addition is attached to his house and it is built off of his kitchen.

Upon query, Mrs. Hannah was informed that there is electric installed in the addition. He was notified by the township code enforcement department that he needed permits for the addition and variances as well.

Upon query, Miss Piccari was informed by the applicant that the addition has electric but it does not have plumbing installed. The applicant further informed Miss Piccari that the addition is primarily used for storage. However, the room does have an air conditioner and a TV in the addition as well. Miss Piccari was further informed by the applicant that he has cleaned up and discarded a lot of the debris that was in his yard.

Upon query, Mr. Olivo was informed by the applicant that the addition has a window but doesn't have an exterior door. The applicant further informed Mr. Olivo that his son is a licensed electrician and he installed the electric in the addition.

Upon query, Mr. Hoyle was informed by the applicant that most of the debris in his yard has been cleaned up and thrown away.

Mr. John Adams, 3825 Gladwyn Avenue came forward to testify and was duly sworn by the Solicitor.

Mr. Adams informed the board that if he is approved for the variances, he will have to pass inspections with the code enforcement department for the structure, electrical service and any other safety feature that has to do with the addition.

Upon query, the Solicitor was informed by the applicant that he couldn't build the addition in any other location on his property, the roof and siding match the existing house and that he doesn't use the room for anything other than for storage.

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 Joseph Pham. He has constructed a 15' x 14' addition to his home, which is located at 4532 Harding Road, Block 5206, Lot 27 in the R-3 zoning district. This is subject to the township code for bulk variance requirement set forth in section 141-78. The applicant requires bulk variance relief to permit an aggregate side yard variance of 16 feet whereas 18 feet is required and a rear yard setback of 23 feet where 30 feet is required.

Mrs. Longo motioned to accept the fact finding. Mr. Martz seconded.

Mr. Martz motioned to grant the application with the condition that the addition is used for storage and it will not be used to rent or lease. Miss Piccari seconded. Roll call: Paul Hoyle, Lysa Longo, Darlene Hannah, Diane Piccari, Patrick Olivo, Colette Jones and Duke Martz-Aye. None opposed.

MINUTES:

It was moved, seconded and unanimously agreed to approve the July 3, 2019 meeting minutes.

CORROSPONDENCE:

None

RESOLUTIONS:

Resolution # Z-2019-14 granting **HADDONFIELD ROAD PROPERTIES, LLC** a use variance and minor site plan approval to extend the use of an existing car dealership with additional parking and modification of certain condition and any other variances required by Pennsauken Zoning Board. Premises located at 3429 & 3437 Haddonfield Road, 8414, 8432, 8500 & 8504 Park Avenue. Block 3814, Lots 1,2,3,4,22,23,24,25,26,27 in Zoning District R-3 and C-1 (Commercial).

BILLS:

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

7/17/2019-Florio, Perrucci, Steinhardt & Cappelli-Legal Services-Paul Wright-\$330.00.

7/17/2019-Florio, Perrucci, Steinhardt & Cappelli-Legal Services-Cooper Park Associate-\$181.50.

7/17/2019-Florio, Perrucci, Steinhardt & Cappelli-Legal Services-Daniel & Agnes Rodgers-\$330.00.

7/17/2019-Florio, Perrucci, Steinhardt & Cappelli-Monthly Retainer-\$1,134.67.

7/17/2019-T&M Associates-Engineering Services for 3429 Haddonfield Road, Auto Retail-\$760.00.

7/17/2019-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 7:45 P.M.

Respectfully submitted:



Nancy L. Ellis, Board Secretary