

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.

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

Chairwoman Butler 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.

HEARINGS:

DANIEL & AGNES RODGERS - Seeking 8 feet of relief from the front yard setback requirement of 30 feet for a 7' x 15' front porch with roof and any other variances required by the Pennsauken Zoning Board. Premises located at 7459 Harvey Avenue, Block 2913, Lot 4 in Zoning District R-2.

Daniel Rodgers, 7459 Harvey Avenue came forward to testify and was duly sworn by the Solicitor.

Mr. Rodgers testified that he would like to put a front porch onto the front of his house so he can watch his grandchildren and also to enjoy it. Mr. Rodgers further testified that he will have a contractor install the porch.

The applicant presented a drawing of the proposed porch and it was marked into evidence as A-1.

Upon query, Mrs. Butler was informed he will not be installing electric on the porch or adding sides or screens to the porch. However, the porch will have railings around it.

Upon query, Mr. Martz was informed by the applicant that his house is currently 29 feet from the sidewalk. The applicant further stated that the porch will be made of wood, it will be installed across half of the house to the left and he will be installing downspouts and gutters to the porch.

Upon query, Mr. Olivo was informed by the applicant that the porch will have one or two steps down to the walkway.

Upon query, the applicant informed Miss Piccari that the porch will not be enclosed.

Upon query, Mr. Morales was informed by the applicant that the shingles on the proposed porch will match the existing roof shingles on house.

Upon query, the Solicitor was informed by the applicant that the porch will match the existing house, it will be esthetically pleasing and there will be no negative impact to the surrounding area.

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 applicants are Daniel and Agnes Rodgers and the subject property is located at 7459 Harvey Avenue, Block 2913, Lot 4 in the R-2 zoning district. The applicants are proposing to build a 7' x 15' front porch with a roof and it will not be enclosed on the sides. The porch as proposed requires 8 feet of relief from the R-2 zone's front yard setback requirement of 30 feet which is established by township code, section 141-77c2

Miss Hannah motioned to accept the fact finding. Mrs. Longo seconded.

Miss Hannah motioned to grant the application. She stated she believes the applicant has a hardship in that the property already has preexisting, non conforming conditions and she sees no detriment to the property or surrounding area. Mrs. Longo seconded. Roll call: Paul Hoyle, Lou Morales, Lysa Longo, Shirley Butler, Darlene Hannah, Diane Piccari, and Duke Martz-Aye. None opposed.

PAUL WRIGHT- Seeking approval to build a 26' x 28' detached garage which will exceed the allowable maximum accessory structure size of 400 square feet as per Township Ordinance number 141-78 (B) and any other variances required by Pennsauken Zoning Board. Premises located at 2911 Cove Road, Block 5015, Lot 5 in Zoning District R-3.

Paul Wright, 2911 Cove Road came forward to testify and he was duly sworn by the Solicitor.

The applicant testified that he currently has a garage attached to his house and he has run out of room. Therefore, he would like to construct a detached garage in the rear of his home to store his truck, tractor, classic car and for additional storage for his belongings as well.

Upon query, Mrs. Butler was informed by the applicant that the garage will be installed by Lancaster Bullhorns. The applicant further stated that the garage will be constructed on top of a concrete slab and he is getting his house resided as well. Therefore, the garage will be sided to match the house. The applicant further stated that he will also be installing gutters and down spouts and motion lights on the garage as well.

Upon query, Mr. Hoyle was informed by the applicant that his driveway currently goes all the back to the rear of his yard, he has a large property in the rear and he has more than enough space away from the neighbor's property to build the garage. The applicant further informed Mr. Hoyle that he doesn't intend to run a business from the garage. It will be strictly to store his vehicles and for additional storage space for his belongings.

Upon query, Mr. Morales was informed by the applicant that he will be removing an existing fence, installing a new fence and adding landscaping to the property as well. Mr. Morales was further informed by the applicant that he will be installing electric to the garage.

Upon query, Mrs. Longo was informed by the applicant that there are other properties with similar garages in the area.

Upon query, Mrs. Hannah was informed by the applicant that he will not be adding black top to his driveway.

Upon query, Mr. Martz was informed by the applicant that he couldn't build the garage any smaller to fit his vehicles and for the additional storage that he needs. The applicant further informed Mr. Martz that the garage will have one over-hang door, a small door on the side, and a concrete floor. The applicant stated that he will not be installing windows in the garage.

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 Paul Wright and the subject property is located at 2911 Cove Road, Block 5015, Lot 5 in the R-3 zoning district. The applicant is seeking approval to build a 26' x 28' detached accessory garage, which will exceed the R-3 zone's maximal allowable size for accessory structures which is 400 square feet as mandated by township code, section 141-78b.

Miss Hannah motioned to accept the fact finding. Mrs. Longo seconded.

Mr. Martz motioned to grant the application. He stated he sees no detriment to the surrounding area and it is the only size garage that will work for the applicant. Mr. Morales seconded. Roll call: Paul

Hoyle, Lou Morales, Lysa Longo, Shirley Butler, Darlene Hannah, Diane Piccari, and Duke Martz-Aye.
None opposed.

MINUTES:

None

CORROSPONDENCE:

None

RESOLUTIONS:

Resolution #Z-2019-8 granting **COOPER PARK ASSOCIATES, LP** approval for a use variance, bulk variances and site plan waiver to use part of the building as a training facility and bulk variances to exceed the total amount and square feet of allowable signage permitted in the commercial zone (see ordinance #141-86). Premises located at 7150 North Park Drive, Block 6402 Lot 10, in Zoning District C-2.

Resolution # Z-2019-9 granting **COOPER PARK ASSOCIATES, LP** approval to exceed the total amount and square feet of allowable signage permitted in the commercial zone and site plan waiver (see ordinance #141-86). Premises located at 7190 North Park Drive, Block 6402, Lot 9 in Zoning District C-2.

Resolution # Z-2019-10 granting **COOPER PARK ASSOCIATES, LP** approval to exceed the total amount and square feet of allowable signage permitted in the industrial zone and site plan waiver (see ordinance #141-86). Premises located at 7190 North Park Drive, Block 6303, Lot 4 in Zoning District LI.

Resolution # Z-2019-11 granting **MARIA LOPEZ** 10 feet of relief from the rear yard setback requirement of 35 feet for a 5' x 9.3' rear enclosed structure over basement door. Premises located at 7184 Lee Avenue, Block 6716, Lot 18 in Zoning District R-4.

BILLS:

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

**6/5/2019-Remington and Vernick-Engineering Services for PSE&G (Camden Switching Station)-
\$820.00.**

6/5/2019-T&M Associates-Engineering Services for Zippy's Car Wash-\$2,035.00.

6/5/2019-T&M Associates-Engineering Services for Cooper Park Associates, LP Signage-\$2,755.00.


6/5/2019-T&M Associates-Engineering Services for 3429 Haddonfield Road, Auto Retail-\$190.00.

COORDINATOR'S REPORT:

None

There being no further business; it was moved, seconded and unanimously agreed to adjourn the meeting at 8:00 P.M.

Respectfully submitted:



Nancy L. Ellis, Board Secretary