

October 20, 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

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, 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

Anthony McFadden, is seeking a use variance to permit a gym and personal training facility in a C-2 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 seeking a waiver of site plan. Premises located at 5341 Route 38, Plate 60, Block 6001, Lot 52 on the Tax Map of the Township of Pennsauken, Zoning District: C-2 (continued from September 22, 2021 meeting). (To be continued until November 3, 2021 meeting).

Informal Presentation to the Zoning Board

K2B Ventures, LLC, 6713 Rudderow Avenue, Block 4101, Lot 13, Zoning District: LI Business and Studio uses on same property.

Gardo Barbore, Esq. 591 Mantua Boulevard, Suite 200, Sewell, New Jersey 08080, represented the applicant.

George Koch, 6713 Rudderow Avenue, Pennsauken, New Jersey was present. Mr. Koch stated he has two offices, an office lounge conference room and private meeting room. They have three part-time staff and the building owner, George Koch, uses the location for his office. The office lounge can accommodate small groups or potential clients onsite or virtual based on meeting requirements. Hours of operation are Monday thru Friday 8:00 A.M. to 5:00 P.M.

The studio is managed by Randy Weaver. The studio area is set up with multiple instruments and recoding/mixing technology, isolation booths and a control room. The studio can accommodate live recording ranging from a solo artist to larger string or brass ensembles. Recording sessions are typically broken into 4-hour blocks and are scheduled during the studio hours of operation, which is 12 P.M. to 8 P.M. Monday thru Saturday by appointment. Video productions also are offered to clients and is filmed on location.

Parking is in the rear parking lot, which can accommodate up to 14 cars.

There are two separate uses. George Koch stated the property needs a lot of work. He has made some repairs. He has two small offices and three part time employees. The uses are permitted but there are two uses and that is why he is before the Zoning Board. Mr. Koch further stated he runs the studio and has a tenant. The property is insured. It is not open to the public. The public does come to private sessions that are connected with the band. The band comes in and brings family members to observe.

The front yard will be turned into a parking lot for 21 parking spaces in the future.

Duke Martz stated the parking seems ok for now but parking could be an issue in the future. Mr. Martz suggested landscaping be added in the front.

The applicant stated he would request a variance for parking, if needed. The applicant requested site plan waiver and use variances.

Doug White stated the applicant needs drawings. If they are going to park in the front, they will need new storm water and drains.

Paul Hoyle questioned noise level for the residential area. Mr. Koch replied the building is sound proof.

Lysa Longo questioned hours of operation. Mr. Koch replied the hours will be 12 noon to 8:00 P.M. for recording. The recordings take 4-hour blocks. They sometime schedule two recordings but it does not go past 8:00 P.M. Equipment is brought in by vans and cars.

Mr. Koch stated he is there two to three times a week. The gallery has art on the walls.

They have parking is the back of the building with an entrance and a ramp. They have a coffee bar but no alcohol. They have lighting in the back and the perimeter that comes on at dusk.

Dianne Piccari suggested the applicant talk to the neighbors about noise. The parking and drainage are important. The building needs care.

Duke Martz provided information on the trail that Pennsauken Township will be installing, which will include that area. Mr. Martz stated he will meet with Mr. Koch with the details. Mr. Koch will need additional parking.

This application will be scheduled for a future meeting.

#### Resolutions

Resolution Z-2021-35 was presented granting Domary Gonzalez 34.1 feet of relief from the front yard fence setback requirement of 20 feet for a 4' fence. Premises located at 2301 47<sup>th</sup> Street, Plate 46, Block 4601, Lot 6 on the Tax Map of the Township of Pennsauken, Zoning District: R-3.

Resolution Z-2021-36 was presented granting Jose Espinal a use variance to convert an existing single-family home into a duplex in a R-2 zone where only single family detached dwellings are permitted. Premises located at 5905 Browning Road, Plate 59, Block 5906, Lot 32 on the Tax Map of the Township of Pennsauken, Zoning District: R-2.

Resolution Z-2021-37 was presented granting Donald Nagy a variance to construct an addition to an already existing garage which will make the dimensions of the garage 17.8' x 38', 16' in height and 5' of relief from the rear yard setback requirement of 5 feet for an accessory structure. Premises located at 2160 Lexington Avenue, Plate 47, Block 4708, Lot 10 on the Tax Map of Pennsauken Township, Zoning District: R-3.

Duke Martz moved to adopt the resolutions, seconded by Dianne Piccari, which carried on roll call vote. Those who voted were: Duke Martz, Dianne Piccari, Paul Hoyle, Lysa Longo and Darlene Hannah. They all voted yes.

Bills

Bills were presented from Florio and Perrucci, attorneys, in the amount of \$12,404.67. Lysa Longp moved the bills be paid, seconded by Dianne Piccari, which carried unanimously on roll call vote.

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

Respectfully submitted,



Mary L. Leonard

Secretary

