

December 8, 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 Pennsauken Municipal Court, 2400 Bethel Avenue, Pennsauken, New Jersey.

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, Lysa Longo, Osvaldo Alves Eddie DeVilla,, 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

Fabio A. Fernandez is seeking 1 foot of relief from the side yard setback requirement of 20 feet and 17 feet of relief from the rear yard setback requirement of 30 feet for a R-3 zone for the construction of a 28.1' x 12' attached garage and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 6403 Woodland Avenue. Plate 58, Block 5824, Lot 3 on the Tax Map of the Township of Pennsauken. Zoning District: R-3. (This matter is being continued until the December 15, 2021 meeting)

Domingo Rodriguez is seeking 20 feet of relief from the front yard fence setback requirement of 20 feet for a 6' vinyl fence and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 5132 Westwood Lane, Plate 62, Block 6204, Lot 3 on the Tax Map of the Township of Pennsauken. Zoning District: R-3.

Domingo Rodriguez, 5132 Westwood Lane, Pennsauken, was sworn in by Solicitor Boraske.

Mr. Rodriguez stated he is seeking a 20' of relief from the front yard fence setback requirement of 20' for a vinyl fence. He did not know he needed a variance. He has lived there for three years.

Dianne Piccari stated there is nothing negative to the neighborhood. The fence does not block the view.

Public

Chairwoman Shirley 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. Domingo Rodriguez owns the property and has constructed a 6' vinyl fence. He needs a variance. The fence is even with the front of the house. It improves the appearance of the property and it provides safety.

Lysa Longo moved to accept fact finding, seconded by Eddie DeVilla, which carried unanimously.

Dianne Piccari moved to grant the variance. There is no detriment to the area and he is doing it for security reasons. There is no blind spot due to the installation of the fence. The motion was seconded by Lysa Longo, which carried unanimously on roll call vote.

The vote was as follows: Lysa Longo voted yes as stated. Dianne Piccari voted yes as stated. Darlene Hannah voted yes as stated. Eddie DeVilla voted yes as stated. Ozzie Alves voted yes as stated. Paul Hoyle voted yes as stated. Chairwoman Butler voted yes stating there is no detriment to the neighborhood.

Piotr Gora is seeking 17.3 feet of relief from the side yard setback requirement of 20 feet and 5 feet of relief from the rear yard setback requirement of 5 feet to construct an 8' x 8' shed in the rear yard and 20 feet of relief from the front yard fence setback requirement of 20 feet for a 6 foot wood fence and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 6649 Camden Avenue, Plate 22, Block 2202, Lot 1.04 on the Tax Map of the Township of Pennsauken. Zoning District: R-3.

Piotr Gora, 6649 Camden Avenue, was sworn in by Solicitor Boraske.

Mr. Gora stated it is new construction on the corner of Clement Avenue and Camden Avenue. The shed is in the back. He proposes a 6' wood fence. The shed is up and he proposes to put up a 6' wood fence. He is doing the work himself.

Paul Hoyle stated the shed looks nice.

Dianne Piccari stated the fence will be enclosed with a gate.

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 shed is in the rear yard. The applicant stores tools inside. There are three variances. A side yard setback, 5' rear yard setback for the 8' x 8' shed and a 20' front yard set back for the wood fence. The applicant is to get final permits.

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

Paul Hoyer moved to grant the application and to approve the three variances. Mr. Hoyle stated the applicant needs the separation from the parking area and business next door. The motion was seconded by Lysa Longo, which carried unanimously on roll call vote.

The vote was as follows: Lysa Longo yes as stated. Dianne Piccari yes as stated. Eddie DeVilla yes as stated. Ozzie Alves yes as stated. Paul Hoyle yes as stated. Darlene Hannah yes as stated. Chairwoman Shirley Butler yes as stated. Chairwoman Butler wish Mr. Gura well and hopes he enjoys his home.

Resolutions

Resolution Z2021-45 was presented granting Marc White, 5122 Elvena Avenue, Block 3109, Lot 41, a variance approval for a 6' vinyl fence.

Resolution Z2021-46 was presented granting Marifer Moquete, 2618 Union Avenue, a variance to permit the expansion of 13' x 5'11" front porch.

Resolution Z2021-47 was presented granting William Funk, 5337 Marlton Pike, Block 6102, Lot 1 a use variance relief, bulk variances and site plan waiver approval to permit the use as a retail body graphics studio.

Resolution Z2021-48 was presented granting Toan Pham, 5340 Garfield Avenue, Block 5608, Lot 23 for a variance approval for a 6' fence.

Dianne Piccari moved to adopt the resolutions, seconded by Lysa Longo, which carried unanimously on roll call vote.

The vote was as follows: Lysa Longo yes. Dianne Piccari yes. Eddie DeVilla yes. Ozzie Alves yes. Paul Hoyle yes. Darlene Hannah yes. Chairwoman Shirley Butler yes.

The meeting was duly adjourned on motion at 7:30 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary

