

February 2, 2022

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 via zoom due to the coronavirus.

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: Duke Martz, Lysa Longo, Dianne Piccari, Paul Hoyle, Osvaldo Alves, Giovanni Cirilli, Darlene Hannah, and Chairwoman Shirley Butler, constituting a quorum. Also present were: Stephen Boraske, Solicitor; Doug White, Engineer; Gene Padalino, Planning and Zoning Coordinator; and Mary Leonard, Secretary.

Hearings

Gasper Roofing (Jason Jimenez) is seeking to expand the existing non-conforming use of a roofing business in an R-3 zone by expanding an existing gravel area by 80' x 110' and expanding an existing fence by 80' x 110'. The additional 6 foot wood fence requires 135 feet of relief from the fence setback requirement of 20 feet. A variance also is needed to exceed the permitted lot coverage for an R-3 zone and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 6544 Park Avenue, Plate 31, Block 3109, Lot 41 on the Tax Map of the Township of Pennsauken. Zoning District: R-3 (Application continued until February 16, 2022).

Jarostaw Tomaszczyk is seeking 46.7 feet of relief from the front yard fence setback requirement of 20 feet for a 4 foot metal fence in the front yard and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 6645 Camden Avenue, Plate 22, Block 2202, Lot 1.02 on the Tax Map of the Township of Pennsauken, Zoning District: R-3. (Application to be continued until February 9, 2022 meeting).

Angie Ochoa is seeking 40.28 feet of relief from the front yard fence setback requirement of 20 feet for a 6 foot vinyl fence in the front yard and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 3029 Union Avenue, Plate 29, Block 2916, Lot 1 on the Tax Map of the Township of Pennsauken, Zoning District: R-3.

Angie Ochoa, 3029 Union Avenue and Allison Castillo, interpreter, same address, Doug White, Zoning Board Engineer, and Gene Padalino, Planning and Zoning Coordinator, were sworn in by Solicitor Steve Boraske.

The applicant is requesting the fence for privacy and security. Allison Castillo stated she has a younger brother age 8 and a dog and they want the fence for their protection. The fence will be angled toward the rear, parallel to Union Avenue. It will not be in front of the property. A family friend will be doing the work on installing the fence.

Duke Martz stated the side street is Githens Avenue and questioned if there would be a fence on Githens Avenue. The applicant replied there would be no fence on Githens Avenue.

The fence will run away from the driveway to Union Avenue and run back to the property. The driveway will be open. The fence will be on the corner of the house. Entrance to the yard will be from the rear door of the house. The fence is angled not to interfere with the driveway or the site view of the street.

Paul Hoyle stated the placement of the fence makes sense. Union Avenue is a busy street.

Darlene Hannah questioned if there are other fences in the area. Allison Castillo replied next door to them has a 6' vinyl fence.

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. The applicant requested a 40.28' of relief from the front yard fence setback requirement of 20' for a 6' vinyl fence. The purpose of the fence is for security and privacy. Union Avenue is a busy street. They applicant has an 8 year old boy and a dog. It will not restrict the line of view. It will improve the property.

Lysa Longo moved to accept fact finding, seconded by Darlene Hannah, which carried on roll call vote, with all members voting yes, with the exception of Giovanni Cirilli, who did not vote.

Paul Hoyle moved to grant the application, stating the fence is not detrimental to the neighborhood and will provide privacy and security to the applicant. The motion was seconded by Lysa Longo, which carried on roll call vote, with all members voting yes. Giovanni Cirilli did not vote.

The vote was as follows: Lysa Longo yes as stated. Dianne Piccari yes as stated, Paul Hoyle yes as stated. Duke Martz yes as stated. Ozzie Alves yes as stated. Darlene Hannah yes as stated. Chairwoman Shirley Butler yes as stated.

Typhoon Trucking is seeking a use variance to operate a truck maintenance and parking with office space operation. No variances or waivers are requested by the applicant other than the Use Variance, however, if the Town requires or finds necessary or appropriate the same is/are needed the applicant is requesting approval. Premises located at 8600 River Road, Unit D, Plate 19, Block 1903, Lot 1 on the Tax Map of the Township of Pennsauken, Zoning District: HI.

David DeClement, Esq. 224 Grandview Avenue, Pitman, New Jersey 08071 represented the applicant.

Mr. Kilic, applicant, 3 Springcress Drive, Delran, New Jersey 08025, was sworn in by Solicitor Boraske.

Attorney DeClement stated there will be no changes to the site plan. It will have the same space. It will have light truck maintenance. There will be no noise or odors from this application. It will have no negative impact to the neighborhood. There is no negative criteria from this application. Mr. DeClement stated they went to the Planning Board and were instructed they had to go to the Zoning Board.

Mr. Kilic stated this application is low intensity and there are no variances requested. He has been business since 2003. He has four employees. Hours of operation are from 8:00 A.M. to 5:00 P.M. Monday thru Friday. They do not have a delivery service. Trucks park in the parking area at the end of the building overnight. There are 7 to 8 dump trucks. The trucks leave in the morning empty and come back at night empty. They leave at 8:00 A.M. and return at 5:00 P.M.

Darlene Hannah questioned what kind of maintenance is provided. Mr. Kilic replied change of lights and tires. They do not have a lift. It is just minor repairs.

Duke Martz if they access onto River Road. The applicant replied yes.

Doug White questioned if the business is involved in snow plowing. The applicant replied no. Doug White questioned if the access is OK and the applicant replied that it is. Trash is kept inside and they do not need a dumpster according to the applicant.

Doug White asked if the lighting was adequate for security. Mr. Kilic replied that it is. There is a total of 14 employees including the office workers, maintenance and the truck drivers. There is adequate parking.

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 applicant is seeking a use variance to operate a truck maintenance and parking with office space. They will be providing light maintenance for trucks and will provide parking of trucks overnight. There will be no negative impact to the area. There will be no detriment to the public. The approval is conditioned that they will have access to River Road but no side streets. The applicant is to comply with testimony. The applicant agreed.

Dianne Piccari moved to accept fact finding, seconded by Lysa Longo, which carried on roll call vote, with all members voting yes with the exception of Giovanni Cirilli, who did not vote.

Duke Martz moved to grant the application and site plan waiver. There will be no negative impact on the neighbors or the area. The approval will be conditioned that they will have access to River Road but no side streets. Trucks will be parked overnight and will be empty. The applicant is to comply with Doug White's comments and with the testimony. The motion was seconded by Paul Hoyle, which carried on roll call vote, with all members voting yes with the exception of Giovanni Cirilli, who did not vote.

The vote was as follows: Lysa Longo yes as stated. Dianne Piccari yes as stated. Paul Hoyle yes as stated. Duke Martz yes as stated. Ozzie Alves yes as stated. Darlene Hannah yes and stated the applicant is not to have heavy trucks on neighborhood side streets. Chairwoman Shirley Butler yes and stated there are to be no heavy trucks on the side streets and wished the applicant good luck.

Minutes

Lysa Longo moved to approve the minutes of January 12, 2022 and January 19, 2022, seconded by Dianne Piccari, which carried unanimously on roll call vote.

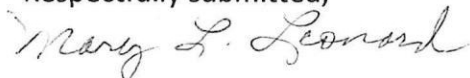
Bills

Bills were presented from T & M Associates in the amount of \$487.50. Darlene Hannah moved the bills be paid, seconded by Dianne Piccari, which carried unanimously on roll call vote.

Gene Padalino stated the next meetings will be February 9, 2022 and February 16, 2022 at 7:00 P.M. and they will be held via zoom.

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

Respectfully submitted,



Mary L. Leonard

Secretary

