

March 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: Dianne Piccari, Paul Hoyle, Ozzie Alves, Duke Martz, 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

Trang T. Bai is seeking a use variance to permit a permanent make up establishment in a C-1 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 requesting a waiver of site plan. Premises located at 5201 Route 38, Unit 116, Plate 60, Block 6001, Lot 54 on the Tax Map of the Township of Pennsauken, Zoning District: C-1. (Application to be continued until the March 16, 2022 meeting)

Karveen Holdings LLC (Anu Dammalapati – partner is seeking minor subdivision approval to subdivide an existing conforming residential lot into two non-conforming lots with bulk variance relief to permit proposed lot widths of 37.5 feet and 37.5 feet whereas 50 feet is required in the R-3 Zone. The applicant also seeks use variance relief to permit the expansion of the non-conforming duplex use on the two proposed non-conforming lots and any and all further relief as determine to be required by the Zoning Board. Premises located at 7418 Zimmerman Avenue, Plate 12, Block 1217, Lot 3 on the Tax Map of the Township of Pennsauken, Zoning District: R-3. (This application is to be continued until the April 6, 2022 meeting)

Mario Rodriguez, Esq. 1916 Route 70E, Suite 6, Cherry Hill, New Jersey 08003 represented the applicant. Mr. Rodriguez stated the applicant agreed to the continuance to April 6, 2022.

Chris Grimes is seeking a use variance to convert an existing warehouse into four residential units in the R-3 residential district and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 3230 47th Street, Plate 51, Block 5101, Lot 11 on the Tax Map of the Township of Pennsauken, Zoning District: R-3.

Chris Grimes, 3230 47th Street. Pennsauken, New Jersey 08109 was sworn in by Solicitor Boraske.

Mr. Grimes stated he has a warehouse in a residential area. He owns the building. He presented a rough layout to what the project would look like. He presented a survey showing the existing building and the proposed units with 8 parking spaces in the front of the building. He proposes two – 2 bedroom units and two – 3 bedroom units.

The applicant proposes to subdivide into 4 units. He plans to convert and sell the four units individually. They will have front and rear doors. There is no basement. They will be sold as individual units and not rentals.

Each unit will have a laundry facility, kitchen, bathroom and bedrooms. They will have windows. The end ones will have side back and front windows and the middle ones will have front and back windows.

Paul Hoyle questioned the size of the units. Mr. Grimes responded they would be 800 sq. ft. Mr. Hoyle stated that is a tight fit.

Duke Martz requested the units be reduced to three units as it is small and very tight. The applicant agreed to reduce it to three units.

Solicitor Boraske stated this would require a site plan. Tonight, the applicant is just looking at a use variance. When he comes back with a site plan, the applicant will have to show off street parking, landscaping and a more detailed plan. The Zoning Board can approve a use variance conditioned on the site plan review.

Mr. Grimes stated each unit will have its own sewer lines and will be metered.

Public

Chairwoman Butler opened the meeting to the public.

Leida Figueroa 3249 47th Street, Pennsauken, New Jersey was sworn in by Solicitor Boraske. Mrs. Figueroa stated she thought this was going to be a single-family home. She objected to the application due to traffic and noise. She stated the neighborhood does not need more congestion on the street. She would agree with a single family home. Mrs. Figueroa further stated it is not safe coming out of 47th Street.

Chairwoman Butler closed the public portion of the meeting.

Solicitor Boraske conducted fact finding. Mr. Grimes agreed to reduce the units to three and they will be individually owned. They will be single family. He wants non-conforming residential, which is not permitted in the zone. He stated it is an efficient use and he will need to show it will be suited for the area. The applicant is to show there is no negative impact of the surrounding area, Master Plan or Zoning Ordinance. The applicant is looking to make use of the property and to improve the property. The four units request is to be reduced to three units. A Site Plan will be required.

The applicant questioned what if the plans show two units, having 2 – three bedroom homes.

Solicitor Boraske replied then it could be a use variance for non-conforming bulk variance.

Duke Martz agreed, stating two units would be better. The applicant is to come back to the Zoning Board with drawings and renderings as to what it will look like.

Mr. Grimes stated he will come back for a Site Plan with drawings.

Darlene Hannah moved to approve fact finding, seconded by Dianne Piccari, with all members agreeing unanimously.

Duke Martz moved to grant the revised use variance to convert an existing warehouse into two residential units in the R-3 residential district. The applicant is to return to the Zoning Board with plans for two units and seek site plan approval. Darlene Hannah seconded the motion, which carried unanimously on roll call vote.

The vote was as follows. Duke Martz yes as stated. Darlene Hannah yes as stated. Dianne Piccari yes as stated. Paul Hoyle yes with the condition he returns with renderings. Ozzie Alves yes with the conditions stated. Eddie Devilla yes as stated. Chairwoman Butler yes and stated she is looking forward to seeing the revised plans.

Brysoph Real Estate Holdings 3, LLC and Brysoph Real Estate Holdings 4, LLC d/b/a Scrub Daddy, Inc. is seeking to permit a retail use at the Property along with additional signage. The property is presently improved with an existing warehouse and distribution building. The applicant seeks to add a new retail use at the property and retail uses are permitted in the LI Zone. As part of the application, the applicant will seek the following variances, waivers, and/or

exceptions from the Township's Municipal Ordinance in accordance with the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. (the "MLUL"): (i) a "d(1)" or "use" variance pursuant to N.J.S.A. 40-55D-70(d) to permit a second use (the retail use) at the Property: (ii) bulk or "c" variance relief to permit two (2) directional signs and one (1) exterior retail sign at the entrance to the retail space: and (iii) such other variances, waivers, exceptions, approvals, or relief as identified by the Zoning Board or its consultants to be necessary during the course of the Zoning Board's deliberations on this matter. Premises located at 1700 Suckle Highway, Plate 21, Block 2106, Lot 6 and 7 on the Tax Map of the Township of Pennsauken. Zoning District: LI.

Ben Nadell, Esq. 400 College Avenue, Princeton, New Jersey 08620 represented the applicant.

Aaron Krause, 1700 Suckle Highway, Pennsauken, New Jersey, Will Augenbraun, 1700 Suckle Highway, Pennsauken, New Jersey, Teal Jefferis, Engineer, 801 Orchard Avenue, Runnemede, New Jersey 08078, Doug White, Zoning Board Engineer, and Gene Padalino, Planning and Zoning Coordinator were sworn in by Solicitor Boraske.

Aaron Krause stated the applicant, Scrub Daddy, has sponge and cleaning products. They are making their World Headquarters in Pennsauken. They have added green space, solar, parking, landscaping and signage. They propose to sell their products and want to add a retail space. Customers can come in and see the history of the company. They will have 2 to 3 people coming in daily to purchase items. Mr. Krause presented an overview of the area.

They only will sell Scrub Daddy items and t-shirts. The parking and ADA parking is sufficient according to Mr. Krause.

Teal Jefferies presented his qualifications and was recognized as an expert by the Zoning Board members unanimously. Mr. Jefferies presented renderings and stated the applicant received Site Plan approval by the Planning Board. They are seeking to permit a retail use at the property along with additional signage. They have modified the parking lot, added green space and site lights have been added. They have walkways.

They have two driveways on Suckle Highway. The truck traffic is in the back of the property. There is an employee entrance. The central portion of the building will be an entrance for retail space. The area will be lit. They have 205 parking spaces, which are adequate, according to Mr. Jefferies. The parking was shown. There is no impact of storm water.

All the concrete is new and the water flows into the property. They will add handicap parking and spaces for the retail store. The location of the signs was shown. There is an existing logo sign, a pylon sign along Route 130, and a free-standing sign. There will be additional signs which will be two commercial signs and directional signs. There will be traffic direction signs for safety purposes. There will be four direction signs showing where to walk and where to park. There will be an employee entrance sign and a sign for reserved parking.

There are 4 signs permitted and 4 signs being proposed. The signs comply with the ordinance. There will be four directional signs proposed.

Will Augenbraun reviewed the signs. He stated they are hiring people in the community and they are happy to be in Pennsauken.

Duke Martz stated he wanted to thank them for coming to Pennsauken and hopes to help them move forward.

Chairwoman Butler agreed the building is beautiful and hopes they will be in Pennsauken for years to come.

Mr. Augenbraun thanked the Zoning Board members and showed picture of the retail area.

Dianne Piccari stated she walked around the building and agreed it is beautiful and it is an improvement.

Hours of operation will be 10:00 A.M. to 5:00 P.M. Monday thru Friday. There will be security cameras throughout.

Public

Chairwoman Butler opened the meeting to the public. No one expressed a desire to speak. The public portion of the meeting was closed.

Doug White questioned how many employees would be there. The applicant replied 70 to 75. There is ample parking. The retail store will have 5 to 6 employees and 1 employee will be in the store.

Doug White stated he will work with Teal Jefferis regarding the signs. He will need the detail and location of the signs. He does not want them too close to the road. Mr. Jefferis agreed. He also does not want the signs to be too big for trucks coming off Route 130 for safety purposes. The applicant agreed.

Doug White addressed lighting and stated he did not want glare. He also stated the applicant should add a directional sign for retail parking. The applicant agreed.

Solicitor Boraske conducted fact finding. The applicant is seeking to permit a retail use at the property along with additional signage. The applicant requests a variance for two directional signs and one exterior retail sign to the entrance to the retail space. The signage is to be worked out with the applicant's attorney Ben Nadell and Teal Jefferis, applicants engineer and when completed, it is to be sent to Doug White, Zoning Board Engineer, for review and approval. The applicant is to comply with all testimony.

Dianne Piccari moved to accept fact finding, seconded by Paul Hoyle which all members agreed unanimously.

Darlene Hannah moved to grant the application for the retail store, the use variances and the signs, stating it is excellent for Pennsauken. The motion was seconded by Paul Hoyle which carried unanimously on roll call vote.

The vote was as follows. Dianne Piccari yes as stated. Duke Martz yes as stated. Paul Hoyle yes as stated. Darlene Hannah yes as stated. Ozzie Alves yes as stated. Eddie DeVilla yes as stated. Chairwoman Butler yes and stated it is wonderful and thanked the applicant for bringing it to Pennsauken.

Informal Presentation

Antony Cyriac, 2932 Haddonfield Road, Block 3602, Lot 4, Zoning District: P-1 Self Storage

Mr. Cyiac presented an informal presentation stating he proposes to request a use variance for a self-storage on Haddonfield Road. The property has been vacant for ten years. He presented a plan. It is a three-story building and it will have climate control. Mr. Cyiac stated it will be low impact and low traffic. Most customers come in mostly on weekends.

Duke Martz stated he likes the concept but thinks it is too much for the location and

would rather see a two-story building. The applicant replied he could reduce the size.

Duke Martz stated he would rather have it lower and have two stories. Paul Hoyle agreed stating he would rather have it two stories. Chairwoman Butler agreed with two stories.

The applicant agreed with two stories and stated he would enlarge the footprint. He further stated there would be no tractor trailers. He stated there is no fencing but could put it in, if the Zoning Board wants him to. Mr. Cyiac agreed to move the building back.

Solicitor Boraski instructed the applicant to contact Doug White or Gene Padalino and present a formal submission to the Zoning Board.

Resolutions

Resolution Z-2022-07 was presented granting Pamela Thomas 11 feet of relief from the rear setback requirement of 30 feet for a 19' x 19' addition to the rear of the home and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 8523 Herbert Avenue, Plate 38, Block 3805, Lot 3 on the Tax Map of the Township of Pennsauken. Zoning District: R-3. Paul Hoyle moved the resolution be adopted, seconded by Dianne Piccari, which carried unanimously on roll call vote.

Bills

Bills were presented from T & M Associates in the amount of \$792.00. Ozzie Alves moved the bills be paid, seconded by Darlene Hannah, which carried unanimously on roll call vote.

The meeting was duly adjourned on motion at 9:30 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary