

April 13, 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 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, Lysa Longo, Duke Martz, Osvaldo Alves, Giovanni Cirilli, Eddie DeVilla and Chairwoman Shirley Butler, constituting a quorum. Also present were: Stephen Boraske, Solicitor; Gene Padalino, Planning and Zoning Coordinator; Daniela Tavarez, Planning and Zoning Assistant, and Mary Leonard, Secretary.

Hearings

Patricia Buchanan is seeking 20 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 6228 High Street, Pennsauken, New Jersey 08110, also known as Plate 6, Block 607, Lot 13 on the tax map of Pennsauken Township. Zoning District: R-3.

Patricia Buchanan, 6228 High Street, Pennsauken, New Jersey 08110 was sworn in by Solicitor Steve Boraski.

The applicant stated her parents had the fence installed and did not know a permit was required. They went from a 4' fence to a 6' fence.

Dianne Piccari stated the fence is already existing and that it looks good. Paul Hoyle stated the fence isn't hurting anyone in the neighborhood.

Solicitor Boraski questioned the purpose of the fence. Mrs. Buchanan replied it is for security and privacy.

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 is requesting 20 feet of relief from the front yard setback requirement of 20 feet for a 6' vinyl fence in the front yard. They went from a 4' fence to a 6' fence. There is no detriment to the neighbors. There is no negative impact to the neighbors or to the Master Plan. It provides safety and enhances the property.

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

Paul Hoyle moved to grant the application, seconded by Lysa Longo, which carried unanimously on roll call vote.

The vote was as follows: Paul Hoyle yes stating there was no detriment to the neighborhood. Lysa Longo yes as stated. Duke Martz yes as stated. Dianne Piccari yes as stated. Paul Hoyle yes as stated. Eddie DeVilla yes as stated. Ozzie Alves yes as stated. Chairwoman Butler yes as stated and wished the applicant well and hopes she will enjoy the fence.

James Bryson is seeking 5.15 feet of relief from the rear yard setback requirement of 30 feet in an R-3 zone for a 14' x 30' open deck in the rear yard and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 2859 Morton Avenue, Pennsauken, New Jersey 08110. Plate 36, Block 3603, Lot 11 on the tax map of the Township of Pennsauken. Zoning District: R-3.

James Bryson, 2859 Morton Avenue, Pennsauken, New Jersey 08110 was sworn in by Solicitor Boraske.

Mr. Bryson stated he is requesting a relief from the rear yard setback requirement of 30' for a 14' x 30' open deck in the rear yard. He is building it himself.

Lysa Longo questioned if there was lighting and the applicant replied no. It has existing steps and a railing. The steps are coming out of the back door.

Solicitor Boaraske stated it will enhance the property.

Gene Padalino questioned if the applicant wants to add an awning, does he have to come back to the Zoning Board. Solicitor Boaraske replied as long as the awning is consistent with the deck, he does not need to come back before the Zoning Board.

Public

Chairwoman Butler opened the meeting 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 5.15 feet of relief from the rear yard setback requirement of 30 feet for a 14' x 30' open deck in the rear yard. The applicant must meet criteria. The deck will improve the appearance of the property and the neighborhood. It will enhance the general appearance of the property. It is not a detriment to the neighborhood or the Master Plan. The applicant can add an awning but it must be in confinement of the deck. As long as he complies with that condition, he does not have to come back to the Zoning Board.

Dianne Piccari moved to accept fact finding, seconded by Lysa Longo. All members agreed unanimously.

Dianne Piccari moved to grant the variance, seconded by Lysa Longo. Dianne Piccari stated it will be an enhancement to the property. If the applicant later decides to add an awning, as long as it does not encroach on setbacks, he will not have to come back to the Zoning Board. The motion carried unanimously on roll call vote.

The vote was as follows. Dianne Piccari yes, as stated. Paul Hoyle yes as stated. Ozzie Alves yes as stated. Lysa Longo yes as stated. Duke Martz yes as stated. Eddie DeVilla yes as stated. Chairwoman Butler yes and stated she hopes he enjoys his deck.

Resolutions

Resolution Z-2022-12 was presented granting a variance to Larry Albright, 2556 Corbett Avenue, Pennsauken, New Jersey, Block 2903, Lot 13 for a 10' x 24' front yard porch roof to be built over a front yard porch.

Dianne Piccari moved to adopt the resolution, seconded by Ozzie Alves, which carried unanimously on roll call vote.

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

Resolution Z-2022-13 was presented granting a variance to Charles Harvey, 6560 Park Avenue, Pennsauken, New Jersey, Block 3109, Lot 44 for a 25' x 35' for a detached personal hobby workshop accessory structure.

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

The vote was as follows. Dianne Piccari yes. Lysa Longo yes. Ozzie Alves yes. Paul Hoyle yes. Duke Martz yes. Chairwoman Butler yes.

Resolution Z-2022-14 was presented granting a use variance and site plan waiver to Trang Bui, 5201 Route 38, Unit 116, Pennsauken, New Jersey, Block 6001, Lot 54, for a use variance relief to permit the use of a make-up cosmetology business. Lysa Long moved to adopt the resolution, seconded by Dianne Piccari, which carried unanimously on roll call vote.

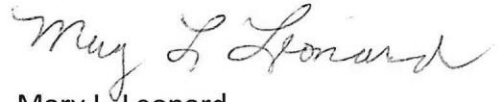
The vote was as follows. Dianne Piccari yes. Lysa Longo yes. Duke Martz yes. Paul Hoyle yes. Giovanni Cirilli yes. Chairwoman Butler yes.

Gene Padalino announced the next Zoning Board meeting will be held April 20, 2022.

The Financial Disclosure Forms must be in by April 30, 2022.

The meeting was duly adjourned on motion at 7:45 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary