

May 18, 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.

Vice Chairwoman Darlene Hannah called the meeting to order at 7:00 P.M. Vice Chairwoman Darlene Hannah 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, Lysa Longo, Duke Martz, Giovanni Cirilli, Vice Chairwoman Darlene Hannah, constituting a quorum. Also present were: Stephen Boraske, Solicitor; Doug White, Engineer; Gene Padalino, Planning and Zoning Coordinator; Daniela Tavares, Zoning and Planning Board Assistant; and Mary Leonard, Secretary.

Hearings

Manuel Duran is seeking 1 foot of relief from the minimum side yard setback of 8 feet and 13 feet of relief from the rear yard setback requirement of 35 feet in an R-2 zone for a 19' x 14' wood deck attached to the rear of the home. The applicant also seeks relief to exceed for the permitted building coverage in an R-2 zone and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 6202 Roosevelt Avenue, Pennsauken, New Jersey 08110, Plate 59, Block 5906, Lot 18 on the tax map of the Township of Pennsauken. Zoning District: R-2. (Application continued until June 1, 2022 meeting). No further notice is required.

Luis Lora is seeking 20 feet of relief from the front yard 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 7335 Park Avenue, Pennsauken, New Jersey, Plate 32, Block 3205, Lot 20 on the Tax Map of the Township of Pennsauken, Zoning District: R-3. (This application is being continued from the May 11, 2022 meeting).

Luis Lora, 7335 Park Avenue, Pennsauken, New Jersey and Lisa Alles, same address, were sworn in by Solicitor Boraske. Both are property owners.

The applicants propose a 6 foot vinyl fence next to the house. There is a basement door at the edge of the house. They propose a vinyl fence to come up to the front of the house but not past the front. Luis Lora is doing the work. The fence will protect the air condition unit and the side door of the basement and provide safety for their 3 year old child.

Dianne Piccari questioned if the fence would block any driving vision. The applicant replied it would not. The fence has already been installed on the right side. They did not know they needed a permit.

Duke Martz questioned if the fence would protect the basement and side door from anyone entering them. The applicant replied it would and that it also would provide safety for their 3 year old child.

Public

Vice Chairwoman Darlene Hannah 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 of 20 feet for a 6 foot vinyl fence in the front yard. The purpose is to protect their 3 year old child and to secure the side yard. There is no public detriment and no detriment to the Master Plan or Code. The application would be subject to standard

conditions and permits. The applicant was informed if they decide on future improvements to their property, they must obtain a permit.

Dianne Piccari moved to accept fact finding, seconded by Lysa Longo, which all members of the Zoning Board agreed unanimously.

Giovanni Cirilli moved to grant the variance as it meets the requirements and it is subject to conditions as stated by the Solicitor. Lysa Longo seconded the motion, which carried unanimously on roll call vote.

The vote was as follows. Dianne Piccari yes as stated. Lysa Longo yes as stated. Duke Martz yes as stated. Giovanni Cirilli yes as stated. Vice Chairwoman Darlene Hannah yes as stated and wished the applicant good luck on the project.

Quoc Truong is seeking 5 feet of relief from the minimum side yard setback requirement of 8 feet and 11 feet of relief from the aggregate side yard setback requirement of 25 feet in an R-2 zone. The applicant also is seeking 3 feet of relief from the rear yard setback requirement of 35 feet in an R-2 zone for a 27' x 15' wood deck attached to the rear of the home and any other variances that may be required by the Pennsauken Zoning Board. Premises located at 5318 Elvena Avenue, Pennsauken, New Jersey 08109. Plate 56, Block 5612, Lot 20 on the tax map of the Township of Pennsauken. Zoning District: R-2.

Quoc Truong, 5318 Elvena Avenue, Pennsauken, New Jersey 08109 was sworn in by Solicitor Boraske.

Chairwoman Shirley Butler joined the meeting at this point, stating she was having trouble with her computer.

The applicant stated the deck is already built as he did not know he needed a permit. He stated he has a small house with one bedroom. He did not know he needed a survey or a permit. He wanted the deck for an area for their child to play.

Dianne Piccari questioned if the deck had a roof. Mr. Truong replied yes, he has a roof over the entire deck. Dianne Piccari questioned if he had a freezer on the deck and if there was an electrical outlet. The applicant replied yes.

Solicitor Boraske stated the freezer hook up would need approval from the Construction Office.

Lysa Longo questioned if the deck has walls around it. The applicant replied no. The area is for the baby to have a place to play. It has a roof with shingles and it extends over the deck.

Public

Vice Chairwoman Darlene Hannah 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 deck is already assembled. It is a 27' x 15' wooden deck with a shingle roof. Three variances are requested. He is seeking a side yard setback requirement of 8' and 11' of relief from the aggregate side yard setback requirement of 25' in an R-2 zone. He is also requesting 3' of relief from the rear yard setback requirement of 35' in an R-2 zone for a 27' x 15' wood deck attached to the rear of the home. It will improve the visual appearance of the home. It will provide additional space for the child to play. It will have a freezer on the deck. It is no detriment to the neighborhood or to the Master Plan. It has no adverse effect to the neighbors. The applicant is to obtain permits.

Chairwoman Shirley Butler moved to approve fact finding, seconded by Dianne Piccari, which all members agreed unanimously.

Duke Martz moved to grant the three variances as there is no deviation from the code and it is already built. There is no detriment to neighbors. The motion was seconded by Giovanni Cirilli, which carried unanimously on roll call vote.

The vote was as follows. Dianne Piccari yes as stated. Lysa Longo yes as stated. Duke Martz yes as stated. Giovanni Cirilli yes as stated. Darlene Hannah yes as stated. Chairwoman Shirley Butler yes and reminded the applicant to obtain permits.

Thong D. Nguyen is seeking a use variance to convert an existing single-family home into a duplex in an R-3 Zone where only single family detached dwellings are permitted. The applicant is also seeking 4 feet of relief from the front yard setback requirement of 25 feet and 11 feet of relief from rear yard setback of 30 in an R-3 zone from an addition to side of property and any other variance and waivers that may be required by the Pennsauken Zoning Board. Premises located at 1701 42nd Street Pennsauken, New Jersey 08110. Plate 9, Block 903, Lot 4 on the Tax Map of the Township of Pennsauken. Zoning District: R-3. (Continued from April 20, 2022 meeting).

Thong Nguyen, 1701 42nd Street, Pennsauken, New Jersey and Donald F. Vidal, Engineer, P.O. Box 1571, Camden, New Jersey 08105 were sworn in by Solicitor Boraske.

The applicant proposes a duplex, with two units. Pictures were presented. The applicant showed the exterior from various views. This was a one family dwelling and Mr. Nguyen is proposing a two-family duplex. They will comply with the construction code and setback requirements. There is first floor entrances for both houses. There is a stairway to the second floor. Each has a back yard.

Each of the duplexes will have two bedrooms. They will have siding and a shingled roof and downspouts. There will be no fencing. Mr. Nguyen plans to live in one and rent the other to his mother. There is parking for two cars for both properties.

Solicitor Boraske stated this application is suitable for this property. The applicant is requesting a use variance and must comply with all requirements.

Public

Chairwoman Shirley Butler opened the meeting to the public.

Edwin Guillermo, 1630 42nd Street, Pennsauken, New Jersey, was sworn in by Solicitor Boraske. Mr. Guillermo stated he objected to the duplex application due to congestion of parking.

Isaac Lora-Guzman, 1708 42nd Street, Pennsauken, New Jersey 08110 was sworn in by Solicitor Boarske. Mr. Lora-Guzman stated he objected to the duplex application due to parking. He also stated people that rent do not care about the neighborhood and it would create properties to de-evaluate in that area.

The public portion of the meeting was closed.

Duke Martz expressed concern over parking.

Darlene Hannah stated the owner will live in one of the properties and should look out for proper upkeep and maintenance.

Solicitor Boraske conducted fact finding. The applicant is seeking a use variance to convert an existing single-family home into a duplex in an R-3 Zone where only single-family detached dwellings are permitted. The applicant is seeking 4' of relief from the front yard setback requirement of 25' and 11' of relief from the rear yard setback of 30' in an R-3 zone from an addition to side of property. There is no detriment to the neighborhood or the Master Plan or Zoning Plan. The site is well suited for the duplex. The property is vacant and the Township will benefit by the use. Some neighbors expressed concern over more parking. The

applicant is providing two off-street parking spaces for each of the duplexes. The applicant is to comply with standard conditions.

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

Darlene Hannah moved to grant the use variance, stating it is an improvement to the neighborhood and further stated all regulations are to be enforced and the property is to be properly maintained. The motion was seconded by Giovanni Cirilli. The motion did not carry. There were four yes votes and two no votes. The approval requires five yes votes.

The vote was as follows. Dianne Piccari yes as stated. Lysa Longo yes as stated. Duke Martz no. Giovanni Cirilli yes as stated. Darlene Hannah yes as stated. Chairwoman Shirley Butler no.

Solicitor Boarske informed the applicant that he can try to get an additional vote from an additional Zoning Board member. That member, who is not present as this meeting, would have to review the tapes and minutes and then could vote yes or no. The applicant was informed he should contact Gene Padalino or Solicitor Boraske for information regarding another vote from the Zoning Board.

Informal Presentation

Casper Roofing 2 LLC 6552 Park Avenue, Block 3109, Lot 41. Zoning District: R-3.
Discussion of Site Plan.

Michael McKenna, Esq. 648 Longwood Avenue, Cherry Hill, New Jersey 08002 represented the applicant.

Attorney McKenna presented a concept plan for the review of the Zoning Board. There will be no area closed behind the fence. They will remove unnecessary parking to provide 15 spaces. They will expand landscaping and continue to meet with neighbors.

Jack Gravlin shared revised plans with the Zoning Board. The fence has been shifted 100' from right-a-way. The property will remain open from the street. The parking has been revised, reducing it to 15 spaces. A privacy fence will be provided on the rear portion of the site. Landscaping has been added to the plans. There will be three shade trees along Park Avenue which will not block view.

Doug White, Zoning Board Engineer, was sworn in by Solicitor Boraske. Mr. White stated he just received the plans and has not had a chance to review them but the adjustments look good. He will review the plans with the applicant.

Duke Martz questioned if there would be a double fence. Mr. Gravlin replied the old fence will come out. Mr. Gravlin stated he would put together a full site plan.

Darlene Hannah stated she was happy the applicant spoke with the neighbors and thanked Mr. Gravlin for the update. The applicant will provide a full Site Plan to the Zoning Board.

Bills

Bills were presented from the law firm of Florio and Perrucci in the amount of 6,588.67. Darlene Hannah moved the bills be paid, seconded by Giovanni Cirilli, which carried unanimously on roll call vote.

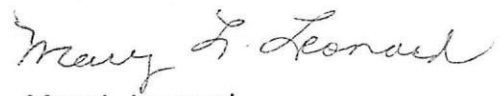
Resolutions

Resolution Z-2022-22 granting a variance to Ali Burgos located at 1510 Hillside Terrace, Block 303, Lot 25 for an open front porch. Darlene Hannah moved to adopt the resolution, seconded by Dianne Piccari, which carried unanimously on roll call vote.

The vote was as follows. Dianne Piccari yes. Darlene Hannah yes. Giovanni Cirilli yes.
Chairwoman Butler yes.

The meeting was duly adjourned on motion at 10:00 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary