

August 25, 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 Municipal Building, 5605 N Crescent Boulevard, Pennsauken, New Jersey.

Vice Chairwoman Darlene Hannah called the meeting to order at 7:00 P.M. Chairwoman 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, Paul Hoyle, Ozzie Alves, Eddie DeVilla, and Vice Chairwoman Hannah, constituting a quorum. Also present were: Stephen Boraske, Solicitor; Gene Padalino, Planning and Zoning Coordinator; and Mary Leonard, Secretary.

Eddie DeVilla was sworn in as a Planning Board member, Alternate #2, by Solicitor Boraske.

Hearings

Domarys Gonzalez, is seeking 34.1 feet of relief from the front yard fence setback requirement of 20 feet for a 4' fence and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 2301 47th Street, Plate 46, Block 4601, Lot 6 on the Tax Map of the Township of Pennsauken, Zoning District: R-3 (continued from August 18 meeting) – to be continued until September 1st meeting.

Gene Padalino stated this application will be continued until the September 1, 2021 meeting. No further notice will be required. All members of the Zoning Board unanimously agreed to the continuance.

Jose Espinal, is seeking a use variance to convert an existing single-family home into a duplex in an R-2 zone where only single family detached dwellings are permitted and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 5905 Browning Road, Plate 59, Block 5906, Lot 32 on the Tax Map of the Township of Pennsauken, Zoning District: R-2 (continued from the August 18th meeting) – to be continued until September 1st meeting.

Gene Padalino stated this application will be continued until the September 1, 2021 meeting. No further notice will be required. All members of the Zoning Board unanimously agreed to the continuance.

Enrique Calbrera Batalla, is seeking 5 feet of relief from the side yard setback requirement of 6 feet and 7 feet of relief from the aggregate side yard setback requirement of 18 feet for a two-story addition to be constructed to the rear of the house and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 7606 Pleasant Avenue, Plate 14, Block 1407, Lot 30 on the Tax Map of the Township of Pennsauken, Zoning District: R-3.

Enrique Calbrera Batalla, 606 W. Maple Avenue, Apartment B-2, Merchantville, New Jersey 08109 was sworn in by Solicitor Boraske.

The applicant proposes to put on an addition of 30' to the property. He purchased the house and wants to add two more rooms so he can move in with his family. He presented a survey. Pennsauken Township owns the lot next to him. The addition will be two story to be constructed to the rear of the house.

Paul Hoyle questioned if the applicant had a safety fence. Mr. Louis replied he did not but that it was safe. Solicitor Boraske stated the property needs a fence 6' in height. The applicant needs a variance for the fence and for the pool.

Public

Vice Chairwoman Darlene Hannah opened the meeting to the public.

Ed Hall, 7523 Boulevard Avenue, Pennsauken, New Jersey was sworn in by Solicitor Boraske. Mr. Hall stated he lives next door to the applicant and the pool is safe and it looks nice. He stated he was in favor of the application.

Michael Stewart, 7527 Tripoli Avenue, Pennsauken, New Jersey 08110 was sworn in by Solicitor Boaraske. Mr. Stewart stated he is a neighbor to Mr. Green. He stated he is in favor of the application and that he feels that it is safe.

The public portion of the meeting was closed.

Solicitor Boraske conducted fact finding. The applicant is seeking relief from the house setback requirement of 15' and 5' of relief from the requirement that a pool be at least 5' from a dwelling or other structure for an 18' above ground pool. There is a deck. The deck has a requirement of a 6' fence. There is no adverse impact to the neighborhood. The neighbors came out to support the application and no one opposed it. The approval is conditioned that the applicant receive construction permits.

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

Dianne Piccari moved to grant the variances with the condition that Mr. Green obtain the permits required. Paul Hoyle seconded the motion, which carried unanimously on roll call vote. The vote was as follows: Dianne Piccari voted yes, as stated. Paul Hoyle voted yes, as stated. Eddie DeVille voted yes, as stated. Ozzie Alves voted yes, as stated. Vice Chairwoman Darlene Hannah voted yes stating it is a benefit to the neighborhood and to Mr. Green's family. The approval is with the condition that the applicant obtain the permits required.

Naftaly Carabullo, is seeking 9 feet of relief from the front yard setback requirement of 25' for an addition to be constructed to the side of the house and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 2122 47th Street, Plate 8, Block 812, Lots 11 and 12 on the Tax Map of the Township of Pennsauken, Zoning District: R-3.

Natfaly Carabullo, 2122 47th Street, Pennsauken, New Jersey was sworn in by Solicitor Boraske. Mr. Carabullo stated he proposes to expand his house and make it square with a flat roof. He will park on the side of the house. He presented plans which were marked as Exhibit A-1. He proposes to update everything. He needs a permit. It is an A frame and he wants to make it square. Everything will match what is there and he will have gutters.

Dianne Piccari stated the applicant is not living there presently and has to go back to Code Official.

Paul Hoyle questioned when he will get started. Mr. Carabullo replied when the foundation is complete, the frame will be completed and then he will finish the rest himself. He wants to complete the outside before winter.

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 a front yard setback on a single-family home. He is seeking 9' of relief from the front yard setback requirement of 25' for an addition to be constructed to the side of the house. There will be no