

September 1, 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 7:20 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, Duke Martz, Eddie DeVilla, and Vice Chairwoman Hannah, constituting a quorum. Also present were: Gene Padalino, Planning and Zoning Coordinator; and Mary Leonard, Secretary. Solicitor Boraske called stating he was having trouble with the storm and flooding but was on his way.

Hearings

EJ Montgomery Realty, LLC the applicant potentially seeks a use variance to allow 2 permitted uses on the same property and site plan waiver and also approval of all other variances and approvals that may be required, if it is determined that any additional variances or approvals are required. Premises located at 9215 Collins Avenue. Also known as Block 2601, Lot 5 on the Tax Maps of the Township of Pennsauken in Zoning District LI (continued from July 21, 2021 Zoning Board meeting) - continued from August 4, 2021 meeting – to be continued until the September 22, 2021 meeting.

Gene Padalino announced this application will be continued to September 22, 2021 meeting. All members of the Zoning Board agreed to the continuance.

Octavio Zuniga, is seeking change of use approval to convert an existing commercial use property into a single-family residential use in C-1 Zone and any other variances and waivers that may be required by the Pennsauken Zoning Board. The applicant also is seeking a waiver of site plan. Premises located at 2647 Haddonfield Road, Plate 27, Block 2707, Lot 4 on the Tax Map of the Township of Pennsauken Zoning District: C-1.

Gene Padalino announced this application will be continued until October 6, 2021. The applicant must re-notice. All members of the Zoning Board agreed to the continuance.

Minutes

Paul Hoyle to approve the minutes of July 7, 2021 and August 18, 2021, seconded by Duke Martz, which carried unanimously on roll call vote.

Gene Padalino announced the Zoning Board meeting of September 15, 2021 has been changed to September 22, 2021, at the Municipal Building, 5605 N. Crescent Boulevard, Pennsauken, New Jersey at 7:00 P.M

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 47<sup>th</sup> Street, Plate 46, Block 4601, Lot 6 on the Tax Map of the Township of Pennsauken, Zoning District: R-3 (continued from August 18, 2021 meeting) – continued to August 25, 2021 meeting.

Domarys Gonzalez, 2301 47<sup>th</sup> Street, Pennsauken, New Jersey, was sworn in by Vice Chairwoman Darlene Hannah.

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-2 zone where only single family detached dwellings are permitted. The use variance must meet standards and compliance with the code. There is no negative impact and no public detriment. The applicant requested site plan waiver. Dianne Piccari moved to accept fact finding, seconded by Duke Martz. All members unanimously agreed with fact finding.

Duke Martz moved to grant the use variance and site plan waiver with the condition that the applicant comply with fact finding and with code. The property is huge. There is no detriment to the neighbors. The applicant is to provide additional off-street parking. He needs to expand to provide for four cars to park. The applicant agreed.

Dianne Piccari seconded the motion stating the applicant must expand the driveway. The motion carried unanimously on roll call vote.

The vote was as follows: Dianne Piccari voted yes as stated and that the condition is to be met. Paul Hoyle voted yes as stated. Duke Martz voted yes as stated. Eddie DeVilla voted yes as stated. Vice Chairwoman Darlene Hannah voted yes as stated.

Domarys Gonzalez was sworn in by Solicitor Baraske. The Solicitor questioned if the testimony given by the applicant was the truth and the applicant replied it was.

Jose Espinal, Oscar Espinal and Liebel Rodriquez were sworn in by Solicitor Boarske. The Solicitor questioned them if the testimony given by them was the truth and they stated that it was.

Donald Nagy is seeking a variance to construct an addition to an already existing garage which will make the dimensions of the garage 17.8' x 38', 16' in height. This will exceed the maximum accessory structure size of 400 square feet as per Township ordinance number 141-78(B) and also 5 feet of relief from the rear yard setback requirement of 5 feet for an accessory structure and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 2160 Lexington Avenue, Plante 47, Block 4708, Lot 10 on the Tax Map of the Township of Pennsauken, Zoning District: R-3.

Donald Nagy was sworn in by Solicitor Boraske.

The applicant stated he wanted to extend the garage to utilize space. He has three children. There will be no plumbing or water added.

Dianne Piccari stated there is plenty of room for him to extend the garage.

#### 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 Boaraski conducted fact finding. The applicant requested 2 variances for an addition to his garage which will make the dimensions of the garage 17.8' x 38', 16' in height. This will exceed the maximum accessory structure size of 400 square feet. He requested 5' rear yard set-back. It will improve the property and there will be no detriment to neighborhood and it complies with the Master Plan. Duke Martz moved to accept fact finding, seconded by Dianne Piccari, which all Zoning Board members agreed.

Duke Martz moved to grant the variances requested subject to the standard conditions. The motion was seconded by Dianne Piccari which carried unanimously on roll call vote.

The vote was as follows: Dianne Piccari voted yes as stated. Duke Martz voted yes as stated. Paul Hoyle voted yes as stated. Eddie DeVilla voted yes as stated. Vice Chairwoman Darlene Hannah voted yes, as stated.