

MINUTES OF THE BOARD OF ADJUSTMENT OF THE TOWNSHIP OF PENNSAUKEN

A public meeting of the Zoning Board of Adjustment of the Township of Pennsauken, in the County of Camden, in the State of New Jersey was held on the above date at the Pennsauken Municipal Building, 5605 N. Crescent Boulevard, Pennsauken, New Jersey.

Chairwoman Butler called the meeting to order at 7:00 P.M. and led the flag salute. Roll call disclosed the following members present: Paul Hoyle, Lou Morales, Lysa Longo, Shirley Butler, Darlene Hannah, Diane Piccari, Patrick Olivo and Duke Martz. Acting Solicitor Steve Boraske, Esq., Planning and Zoning Coordinator John Adams and Secretary Nancy Ellis were also present.

Chairwoman Butler announced that the meeting was being held in accordance with the Open Public Meetings Act, notice has been sent to two local newspapers, and also posted on the Bulletin Board in the Municipal Building.

HEARINGS:

THI PHUC-Seeking 3 feet of relief from the rear yard setback requirement of 35 feet and 11 feet of relief from the side yard setback requirement of 15 feet for enclosing an 8' x 24.7 one story as built structure and any other variances required by the Pennsauken Zoning Board. Premises located at 4601 West End Avenue Block 5216, Lot 1 in Zoning District R-2.

Phuc Huynh, 4601 West End Avenue and to translate for the applicant, Tom Tran, 124 Wilson Avenue, Fort Monmouth, New Jersey came forward to testify and were both duly sworn by the Solicitor.

The applicant testified that they are seeking approval for variances for an as built structure on their property.

Upon query, Mr. Martz was informed by the applicant that the structure was already constructed when they purchased the property and the construction office notified them that there were no permits for the structure.

Upon query, Mrs. Butler was informed by the applicant that they intend to keep the structure as it is and would like to obtain the necessary approvals and permits.

Upon query, the applicant informed Miss Piccari that they had an architect make a drawing of the structure and it was submitted to the zoning office.

Upon query, Mr. Morales was informed by the applicant that they purchased the property in 2017 and they haven't done any work on the outside of the property. Mr. Morales commented that the gutters and flashing are hanging, the siding on the structure doesn't match and there is a lot of debris in the yard by the shed.

Upon query, the applicant informed Mrs. Butler that they will clean up the property.

Upon query, Mrs. Longo was informed by the applicant that the kitchen is so small that the structure is used for a dining area.

The Solicitor made the following factual findings: This is an application for bulk variance relief. The subject property is located at 4601 West End Avenue, Block 5216, Lot 1 in Zoning District R-2. The applicant is seeking 3 feet of bulk variance relief for the rear yard setback requirement of 35 feet and 11 feet of relief for the side yard setback requirement of 15 feet for the purposes of bringing an unapproved 8' x 24.7' structure into compliance with our township code. The applicant testified the structure existed prior to their purchasing the property and it would be a hardship if the board were to deny the variances, in which case the applicant would have to take the structure down through no fault of their own.

Miss Hannah motioned to accept the fact finding. Mrs. Longo seconded.

Miss Hannah motioned to grant the application. She stated that she sees no detriment to the surrounding community and she believes it would be a hardship to the applicant to have to take the structure down. Mrs.

Longo seconded. Roll call: Paul Hoyle, Lou Morales, Lysa Longo, Shirley Butler, Darlene Hannah, Diane Piccari, and Duke Martz-Aye. None opposed.

MINUTES:

It was moved, seconded and unanimously agreed to approve the meeting minutes from November 7th and November 19th 2018.

CORROSPONDENCE:

Mr. Adams informed the board that the apartments at the former Pennsauken Mart site have opened and they're very nice. He also informed the board that Family Dollar came to the Planning Board work session and they propose to build a store on Maple Avenue at the former Holman site.

RESOLUTIONS:

None

BILLS:

It was moved, seconded and unanimously agreed to approve payment for the following bills:

T&M Associates Engineering Services for Stonegate @ St. Stephens-*\$3,507.00*.

T&M Associates Engineering Services for Hesperus-*\$167.00*

COORDINATOR'S REPORT:

None

There being no further business; it was moved, seconded and unanimously agreed to adjourn the meeting at 7:40 P.M.

Respectfully submitted:



Nancy L. Ellis, Board Secretary