

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 via Zoom Video Communications. 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, Colette Jones and Duke Martz. Acting Solicitor Steve Boraske, Esq., Planning and Zoning Coordinator, Gene Padalino and Secretary Nancy Ellis were also on the video call.

The Chairwoman 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:

KEVIN BUCKMAN - Seeking 3 feet of relief from the rear yard setback requirement of 50 feet for a 12' x 23' deck and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 3710 New Jersey Avenue, Block 3705, Lot 10.01 in Zoning District R-3.

Mr. Kevin Buckman, 3710 New Jersey Avenue came forward to testify and was duly sworn by the Solicitor.

Mr. Buckman testified that he would like to build a deck onto the rear of his home for his family to enjoy.

Upon query, Mrs. Butler was informed that his friend builds decks and he will help him construct his.

Upon query, Miss Piccari was informed by the applicant that he will not be installing additional electric on the deck. He has existing lighting on the house.

Upon query, Mr. Olivo was informed by the applicant that the deck will be made of pressure treated wood.

Upon query, Miss Hannah was informed by the applicant that the railing will be 48" high, it will have spindles and a gate.

Upon query, Mr. Hoyle was informed by the applicant that the deck will be approximately 3 feet high from the ground and he will be using the existing steps. However, he will be moving the steps from the rear yard to the side yard.

Upon query, the Solicitor was informed by the applicant that the deck will improve the overall esthetics of the property, his neighbors have decks and pools, and he and his family will be using the deck for their enjoyment. The applicant also informed the Solicitor that there were no complaints from the neighbors.

The meeting was open to the public. There being no one who wished to speak, the meeting was closed to the public.

The Solicitor made the following factual findings: This is an application for bulk variance relief. The applicant is Kevin Buckman. The subject property is located at 3710 New Jersey Avenue, Block 3705, Lot 10.01 in Zoning District R-3. The requirement for a rear yard setback in the R-3 zone for structures and decks is 30 feet. The applicant is seeking 3 feet of relief from the 30 foot requirement to construct a 12' x 23' deck in the rear yard. The board can grant this variance as a C1 hardship variance which can be granted when there is a finding that due to the unique shape or condition of the property, deviation from our code requirements is warranted. The board can also grant the rear yard variance as a C2 substantial benefit variance which may be granted by the board where the purposes of the municipal land use law, such as the visual esthetic, appearance of the property and promotes the general welfare in the township would be advanced from a deviation from our code requirements and the benefits would outweigh any detriments

Mrs. Longo motioned to accept the fact finding. Mr. Morales seconded.

Mr. Morales motioned to grant the bulk variance. He stated it will be nice for the family to enjoy. Mr. Morales further stated that the rest of his neighbors have a deck so it won't be out of character with the neighborhood. Miss Piccari seconded. Roll call: Paul Hoyle, Lou Morales, Lysa Longo, Shirley Butler, Darlene Hannah, Diane Piccari, and Duke Martz-Aye. None Opposed.

MINUTES:

None

CORROSPONDENCE:

None

RESOLUTIONS:

Resolution # Z-2020-10 granting **AC PELLEGRINI, LLC**- site plan approval associated with the approved full service used car dealership with automobile repair and sale of accessories. Premises located at 5910 South Crescent Boulevard, Pennsauken, New Jersey, also known as Block 5845, Lot 1.

Resolution # Z-2020-12 granting **KEVIN BUCKMAN** 3 feet of relief from the rear yard setback requirement of 50 feet for a 12' x 23' deck and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 3710 New Jersey Avenue, Block 3705, Lot 10.01 in Zoning District R-3.

BILLS:

It was moved, seconded and unanimously agreed to pay the following bills:

T&M Associates-Engineering Services for Mega Palace Mixed Use-*\$5,747.61*

T&M Associates-Engineering Services for A.C. Pellegrini-*\$2,992.50*

T&M Associates-Engineering Services for Stonegate II@ St. Stephen's-*\$190.00*

T&M Associates-Engineering Services for Woodsprings Suites Route 130-*\$190.00*

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