

March 9, 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 due to Coronavirus.

Chairwoman Shirley Butler called the meeting to order at 7:00 P.M. Chairwoman Butler 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, Lysa Longo, Duke Martz, Eddie DeVilla, Ozzie Alves, Giovanni Cirilli, Darlene Hannah, and Chairwoman Shirley Butler, constituting a quorum. Also present were: Stephen Boraske, Solicitor; Gene Padalino, Planning and Zoning Coordinator; and Mary Leonard, Secretary.

Hearings

Larry Albright seeking 5 feet of relief from the front yard setback requirement of 30 feet in an R-2 zone for 10' x 24' roof over a porch and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 2556 Corbett Avenue, Pennsauken, New Jersey 08109, Plate 29, Block 2903, Lot 13 on the Tax Map of the Township of Pennsauken. Zoning District: R-2.

Duke Martz removed himself from this application due to a conflict of interest.

Larry Albright, 2556 Corbett Avenue, Pennsauken, New Jersey 08109 was sworn in by Solicitor Boraske.

Mr. Albright stated he would be doing this work himself. The roof will match the existing house.

Dianne Piccari questioned if the shingles would match the existing house. Mr. Albright replied that it would

Lysa Longo questioned if there would be electricity. Mr. Albright replied it would be under the structure. He also will have a wrought iron railing.

Paul Hoyle questioned if there would be a roof. Mr. Albright replied yes.

Public

Chairwoman Butler 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. A variance was requested for 5' relief from the front yard setback requirement of 30 feet in a R-2 zone for a 10' x 24' roof over a porch. It is an efficient use of the land. There is no detriment to the neighborhood. The roof and shingles will match the existing property. The applicant is to obtain a permit, if necessary.

Lysa Longo moved to accept fact finding, seconded by Ozzie Alves, which all Zoning Board members agreed unanimously.

Paul Hoyle moved to grant the variance. It will enhance the property and there is no detriment to the neighborhood. Lysa Longo seconded the motion, which all members agreed unanimously on roll call vote.

The vote was as follows. Dianne Piccari yes as stated. Paul Hoyle yes as stated. Eddie DeVilla yes as stated. Ozzie Alves yes as stated. Lysa Longo yes as stated. Darlene Hannah yes as stated. Chairwoman Shirley Butler yes and stated she hoped Mr. Albright will enjoy his porch.

Duke Martz returned to the meeting at this point.

Charles G. Harvey is seeking approval to build a 25' x 35' detached personal hobby/workshop space, 12' in height in the rear yard which will exceed the maximum accessory structure size of 400 square feet as per Township ordinance number 141-78(B) and 1 foot of relief from the side yard setback requirement of 5 feet for an accessory structure and any other variances or waivers that may be required by the Pennsauken Zoning Board. The premises is located at 6560 Park Avenue, Pennsauken, New Jersey, also known as Plate 31, Block 3109, Lot 44 on the Tax Map of the Township of Pennsauken. Zoning District: R-3.

Charles G. Harvey was sworn in by Solicitor Boraske.

Mr. Harvey stated he proposes to finish a boat and store tools in the workshop space. He will have a concrete foundation. It will match the existing house and shed. He will purchase a pre-fab metal kit and have the company erect it. The applicant presented pictures.

Dianne Piccari questioned if the temporary shed will be replaced. Mr. Harvey replied he plans to remove one and keep the other if there is enough room. It will have electricity but no plumbing. There will be a garage door on the front and an entry door on the side. He will put in 5 windows.

Dianne Piccari questioned if this was his business. Mr. Harvey replied no he is an architect and this is a hobby.

Solicitor Boraske stated this is a large structure and Mr. Harvey is requesting side yard setback relief.

Mr. Harvey stated this is in the back yard and away from neighbors. It will be 4' from the fence. Emergency operations will have access. It is a metal building.

Lysa Longo questioned waste disposal. Mr. Harvey replied there is painting and sanding. There is not a lot of waste.

Giovanni Cirille questioned if there would be work outside of the building that could create noise. Mr. Harvey replied no the work will be done inside of the building. There will be interior lighting.

#### Public

Chairwoman Butler 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 two bulk variances. He is seeking approval to build a 25' x 35' detached personal hobby workshop space, 12' in height in the rear yard which will exceed the maximum accessory structure size of 400 square feet and 1 foot of relief from the side yard setback requirement of 5 feet for an accessory structure. The structure is for hobbies and storage of tools. There is no adverse impact to the neighborhood, Zoning Code or the Master Plan. Work will be done inside of the structure.

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

Duke Martz moved the grant the variances. The structure will match the existing property. There will be no water. Darlene Hannah seconded the motion stating the applicant will comply with Code Enforcement. There is no detriment to the neighbors or zoning. The motion carried unanimously on roll call vote.

The vote was as follows. Dianne Picarri yes as stated. Duke Martz yes as stated. Paul Hoyle yes as stated. Eddie DeVilla yes as stated. Lysa Longo yes as stated. Darlene Hannah yes as stated. Chairwoman Butler yes and wished the applicant good luck.

Minutes

Ozzie Alves moved to approve the minutes of February 16, 2022, seconded by Darlene Hannah, which carried unanimously on roll call vote.

The meeting was duly adjourned on motion at 8:00 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary