

September 21, 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 at the Municipal Building, 5605 N. Crescent Boulevard, Pennsauken, New Jersey.

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, Duke Martz, Paul Hoyle, Ozzie Alves, Darlene Hannah, and Chairwoman Shirley Butler, constituting a quorum. Also present were: Stephen Boraske, Solicitor; Gene Padalino, Planning and Zoning Coordinator; Daniela Tavarez, Planning and Zoning Assistant, and Mary Leonard, Secretary.

Informal

Kevin Romano/Rich Mongelli Attorney 7411 W. Maple Avenue. Pennsauken, New Jersey 08109 Block 4210, Lot 8. Zoning District C1. Multiple Uses.

For business and professional offices, artist and photography studios, personal services (including estheticians, dressmakers, salon services, nails, makeup etc.) café or restaurant (first floor,) artisanal production (including Jewelry maker, florist, furniture/cabinet maker, candle maker and music production office), art gallery, retail tattoo/permanent makeup, fitness (including personal training, yoga/Pilates), daycare educational training.

Richard Mongelli, Esq. 441 Main Street, Metchen, New Jersey 08810 represented the applicant.

Kevin Romano was present.

The applicant stated he has a similar building in Philadelphia. There will be no changes in the footprint. The applicant proposes to rent to a variety of different multi modern day occupants for multiple uses. The building is under contact and the applicant is seeking Zoning Board approval.

Duke Martz questioned parking. Attorney Mongelli responded there will be parking on both sides of the building and they will bring back plans showing the parking. There will be shared parking. There will be rental for small spaces and it will be upscale.

Solicitor Boraske stated the applicant will need a use variance, a site plan, landscaping, and lighting. The applicant is requesting a Site Plan waiver. The Solicitor questioned if there would be any prohibited uses. Mr. Romano replied no.

Eugene H. Davis III and Frances A. Davis are seeking a use variance to permit a Federal Firearms Licensed Agent in C-2 zone where is not a permitted use and other variances and waivers that may be required by the Pennsauken Zoning Board. The applicant also is requesting a waiver of site plan. Premises located at 6650 Browning Road, Pennsauken, New Jersey 08109 also known as Plate 62, Block 6211, Lot 6 on the tax map of the Township of Pennsauken in Zoning District C-2.

Eugene Davis, 6657 Browning Road, Pennsauken, New Jersey was sworn in by Solicitor Boraske.

The applicant stated it is the same building but a larger unit. This has already been approved by the Township last year but the applicant just wants to move to a larger area. He stated it meets the criteria for a use variance. It is low intensity. Hours will be 4:00 P.M. to 7:30 P.M. They need more room for additional services, which include First Aid classes and Fire

Arms classes. There will be no discharging of arms at this location. They have 50 club members.

Solicitor Boraske questioned if there was any use change. The applicant replied no, it is just a larger space. There is no intensified use. They need a letter to include the new unit.

A letter will be sent with a copy to the applicant regarding the new unit.

Hearings

Karely Arroliga is seeking 6.5 feet of relief from the side yard setback requirement of 6.5 feet and 5 feet of relief from the rear yard setback requirement of 6.5 feet aboveground pool, 52 inches in depth and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 7323 Rudderow Avenue, Pennsauken, New Jersey 08109. Plate 42, Block 4201, Lot 6 on the Tax Map of the Township of Pennsauken. Zoning District: R-3 (Application will be continued until October 5, 2022 meeting)

Angel Colon is seeking 2.03 feet of relief from the side yard setback requirement of 5 feet and 2 feet of relief from the rear yard setback requirement of 5 feet to construct an 18' x 20' garage in the rear yard and any other variances and waivers that may be required by the Pennsauken Zoning Board. Premises located at 3246 N. 48th Street, Pennsauken, New Jersey 08109, Plate 51, Block 5102, Lot 19 on the Tax Map of the Township of Pennsauken. Zoning District: R-3 (No noticing required since application was continued from September 7, 2022)

Angel Colon 3246 N. 48th Street, Pennsauken, New Jersey 08109 was sworn in by Solicitor Boraske.

The applicant proposes to rebuild the garage to make it bigger. It is now 13' x 20' and they want to increase it to extend it on the right side. There is a driveway. The purpose is to store tools. It has concrete underneath, the previous owner put asphalt over top of the concrete. It will be the same height.

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 a bulk variance relief to rebuilding an 18' x 20' garage in the rear yard. It has a 5' setback requirement and they are requesting a relief from the side yard setback requirement of 5 feet and 2 feet of relief from the rear yard setback requirement of 5 feet. There is no detriment to the public or to the neighborhood. A C-2 variance can be granted with the standard conditions.

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

Duke Martz moved to grant the variance and stated taking down the old garage is an improvement since it is unstable. It is an improvement for the Township. Darlene Hannah seconded the motion stating the applicant needs space to store his equipment. The motion carried unanimously on roll call vote.

The vote was as follows. Dianne Piccari yes and reminded the applicant to apply for permits. Duke Martz yes as stated. Ozzie Alves yes as stated. Paul Hoyle yes as stated. Darlene Hannah yes as stated. Chairwoman Butler yes and stated it will be an asset to the property. She wished the applicant good luck.

Cristina Garcia is seeking 12 feet of relief from the side yard setback requirement of 20 feet, also seeks 4 feet of relief from the aggregate side yard requirement of 18 feet and 3 feet of relief from the rear yard setback requirement of 30 feet in an R-3 zone for a 16' x 11' wood deck attached to the side/rear yard of the home and any other variances and waiver that may

be requested by the Pennsauken Zoning Board. Premises located at 1586 Tinsman Avenue. Pennsauken, New Jersey. Plate 7, Block 707, Lot 31 on the Tax Map of the Township of Pennsauken, Zoning District: R-3.

Cristina Garcia, 1586 Tinsman Avenue, Pennsauken, New Jersey was sworn in by Solicitor Boraske.

The wood deck has permits and it will give more use to the back yard. The property has already been sold.

Pictures were presented showing the deck and they were marked Exhibit A-1 and A-2.

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 three variances.

Side yard setback relief of 12 feet from the side yard setback requirement of 20 feet, 4 feet of relief from the aggregate side yard requirement of 18 feet and 3 feet relief from the rear yard setback requirement of 30 feet. There is no detriment to the public or to the Zoning or the Master Plan. The applicant has permits. The approval would be with the standard conditions.

Darlene Hannah moved to accept the fact finding, seconded by Duke Martz, which carried unanimously by the Zoning Board members.

Duke Martz moved to grant the three variances. The survey makes sense for the location of the deck. There are no residents that opposed the application. Darlene Hannah seconded the motion which carried unanimously on roll call vote.

The vote was as follows. Dianne Piccari yes as stated. Duke Martz yes as stated. Ozzie Alves yes as stated. Paul Hoyle yes as stated. Darlene Hannah yes as stated. Chairwoman Butler yes as stated.

Minutes

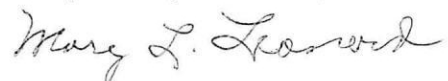
Darlene Hannah moved to approve the minutes of August 31, 2022, seconded by Paul Hoyle, which carried unanimously on roll call vote.

Bills

Bills were presented from the law offices of Florio and Perrucci in the amount of \$5,148.64. Darlene Hannah moved the bills be paid, seconded by Duke Martz, which carried unanimously on roll call vote.

The meeting was duly adjourned on motion at 8:10 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary