

PENNSAUKEN TOWNSHIP ZONING BOARD OF ADJUSTMENT

PROPOSED AGENDA

Wednesday –SEPTEMBER 2, 2020

Salute to the Flag

Roll Call

Sunshine Law

HEARINGS:

PHILLIP 5115 LLC- seeking a use variance to permit the continued use of a wholesale establishment in the R-2 zone and to permit a portion of the proposed employee parking in the R-2 zone. The Applicant intends to convert the interior of the existing building into three (3) retail rental units, which would front along Route 38, and keep the rear of the building reserved for warehouse and associated office space for the existing wholesale use. The Applicant does not propose any changes to the footprint of the building. The proposed rental unit would be located in the in the C-2 zone and within the limit of permitted commercial zoning per mitted by Section 141-72(D) of the Township’s ordinance.

The Applicant also seeks approval of the following variances:

1. Section 141-77.C(3)(b) - Minimum side yard - 25 feet to a street required; 6.2 feet existing 8 feet to a side yard required; 6.2 feet existing in the R-2 portion of the property;
2. Section 141-77.C(5)(a) - Maximum building coverage 30% permitted in the R-2 zone; 34% existing and proposed;
3. Section 141-77.C(5)(b) - Maximum lot coverage 65% permitted in the R-2 zone; 79.2% existing & 84% proposed on the overall property;
4. Section 141-81.C(2)(b)[3] - Minimum side yard - 10 feet required in the C-2 zone; 5.9 feet existing and proposed; and
5. Section 141-73 - Minimum parking space size - 10' x 20' required; 9' x 18' proposed.

The applicant shall also request the Zoning Board to grant all other variances, waivers and approvals that may be required.

Premises located at 5115 Route 38 West. Known as Plate 60, Block 6001 Lot 55. The property is located in the C-2 Commercial and R-2 Residential zoning district.

RESOLUTIONS: (Granting/Denying a variance as set forth in the resolution)

Approval of the Minutes:

Correspondence

Payment of Bills

Coordinator’s Report

Adjournment

Alternate for Last Meeting –