

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: Carl Bierbach, Paul Hoyle, Shirley Butler, Darlene Hannah, Dianne Piccari, and Duke Martz. Acting Solicitor Richard Wells, Esq., Planning & Zoning Coordinator John Adams, and Zoning Board Secretary Nancy Ellis were also present.

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.

Mr. Hoyle assumed the seat of absent member Lysa Longo.

HEARINGS:

JUSTIN GANA - Seeking 12 feet of relief from front yard fence setback requirement of 20 feet for a 6 foot vinyl fence, and any other variances required by Pennsauken Township Zoning Board. Premises located at 2656 Foehl Avenue, Block 2909, Lot 11 in Zoning District: R-2.

Justin Gana, 2656 Foehl Avenue came forward to testify and was duly sworn by the Solicitor.

Mr. Gana testified that he would like to install a fence on his property. He stated that he needs a variance to bring the fence up closer to the front of his property, run the fence down the side of his property and connect to his neighbor's fence at the rear. Mr. Gana further stated he spoke to his neighbor and he has no problem with him installing the fence.

Upon query, Mrs. Butler was informed by the applicant that he will install a 5 foot fence in the front, and a 6 foot fence along the side to the rear of his property.

The applicant presented a series of pictures of his property and a picture representing the proposed fence.

The Solicitor marked the series of pictures of the applicant's property into evidence as A-1 and pictures of the proposed fence into evidence as A-2.

Upon query, Mr. Martz was informed by Mr. Gana that he will run his fence parallel with his neighbor's existing fence and connect it at the rear of his property. Mr. Gana further informed Mr. Martz that he lives on a corner lot.

Miss Piccari stated that she visited the property and she observed that there is a school across the street and there are similar fences in the neighborhood as Mr. Gana proposes. Miss Piccari further stated that she has no problem with the applicant installing the fence.

Upon query, Miss Hannah was informed by the applicant that the fence will be installed by Audubon Fence Company.

Upon query, Mr. Hoyle was informed by the applicant that he will install a 5 foot high fence in the front, a 6 foot high fence down the right side of his property, come out 8' around his air conditioner and connect it to his neighbor's fence at the rear of his property.

Mr. John Adams, 3825 Gladwyn Avenue came forward to testify and was duly sworn by the Solicitor.

Mr. Adams clarified questions regarding the application to the board.

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 based upon the applicant's desire to install a vinyl fence in the R-2 Zoning District. Section 141-89 of the township ordinance dictates there are certain special provisions and subsection G1 of that section requires that in all residential districts fencing shall not be any closer than 20 feet from the front building line. The proposed fence is roughly 8 feet from the building line necessitating the 12 feet of relief of requested relief. Mr. Justin Gana was sworn and testified and mentioned that he wishes to bring the fence closer to the front of the property indicating that complying with the ordinance as written would require the placement of the fence on top of an existing patio. Similarly, if the fence is place even in the rear of the home the back door would actually exit into the front yard, preventing the applicant from effectively using the back yard as intended. The applicant testified that there will be a 6 foot fence on the side of the property and a 5 foot fence towards the

front. Members of the zoning board indicated that there are similar fences in the area, both in appearance and location. The applicant submitted exhibits A-1, representing pictures of the property and A-2 representing pictures of the proposed fence. No members of the public appeared to testify either for or against the application.

Miss Hannah motioned to accept fact finding. Mr. Hoyle seconded.

Miss Piccari motioned to grant the application. She stated that the applicant has a corner property and the fence will be in compliance with the rest of the neighborhood. Miss Piccari further stated that she believes the applicant needs the fence for privacy and for the safety of his dog. Mr. Bierbach seconded. Roll call: Madams Butler, Hannah and Piccari, and Messrs. Bierbach, Hoyle, and Martz-Aye. None opposed.

MINUTES:

It was moved, seconded and unanimously agreed to approve the May 18, 2016 and June 1, 2016 meeting minutes.

CORROSPONDENCE:

None

RESOLUTIONS:

Resolution #Z-2016-14 granting **Luis Morales** 8 feet of relief from front yard setback requirement of 30 feet for an 8' x 26' front porch with roof. Premises located at 7400 Wyndam Road, Block 2310, Lot 10 in Zoning District: R-2.

BILLS:

6/15/2016-Florio, Perrucci, Steinhardt & Fader, LLC preparation of **Resolution #Z-2016-11** granting **MARILYN HALE** 3 feet of relief from side yard setback requirement of 5 feet for a 10' x 20' enclosed car tent structure. Premises located at 3237 47th Street, Block 4602, Lot 4 in Zoning District: R-3-**\$195.00.**

6/15/2016-Florio, Perrucci, Steinhardt & Fader, LLC preparation of **RESOLUTION #Z-2016-12** granting **JAMES MIGNOGNA** 5 feet of relief from front yard setback requirement of 25 feet for an 8' x 20' front porch with roof. Premises located at 7005 Rogers Avenue, Block 3004, Lot 5 in Zoning District: R-3-**\$195.00.**

6/15/2016-Florio, Perrucci, Steinhardt & Fader, LLC preparation of **RESOLUTION #Z-2016-13** granting **BEATRIS GONZALEZ** 7 feet of relief from house setback requirement of 15 feet for a 15 foot round pool in rear yard. Premises located at 4415 Remington Avenue, Block 309, Lot 21 in Zoning District R-3-**\$195.00.**

6/15/2016-Florio, Perrucci, Steinhardt & Fader, LLC-Zoning Board Solicitor Monthly Retainer-**\$1,134.67.**

6/15/2016-Florio, Perrucci, Steinhardt & Fader, LLC- Attorney Fee For Jeffery & Lisa Love Appeal-**\$315.00.**

COORDINATOR'S REPORT:

Not at this time.

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