

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, Lysa Longo, 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.

Paul Hoyle assumed the seat of absent member Jaye Silver.

HEARINGS:

JOSE & CARMEN ACEVEDO - Seeking 39.46 feet of relief from front yard fence setback requirement of 20 feet for a 4 foot vinyl picket fence and any other variances required by Pennsauken Township. Premises located at 5730 Irving Avenue, Block 5002, Lot 2 in Zoning District R-3.

Jose & Carmen Acevedo, 5730 Irving Avenue came forward to testify and both were duly sworn by the Solicitor.

Carmen Acevedo testified that they would like to install a 4 foot, vinyl, picket style fence in the front of their property. She stated that their property is close to Route 130 and she wants to keep her grandchildren safe in their yard. She is partially paralyzed and she cannot run after them. She further stated that people cut through their yard and there are a lot of cars that cut through the church parking lot next to their property.

Upon query, Mr. Hoyle was informed by the applicant that they want to install the 4 foot fence up to the sidewalk to deter people from walking across their property.

Upon query, Mrs. Longo was informed by the applicant that they won't have locks on the gates. However, the gates will have safely latches.

Upon query, Mrs. Hannah was informed they hired a licensed contractor to do the work.

Mr. Michael Carl Thomas, Mike's Fencing Company, 7511 Romeo Avenue came forward to testify and was duly sworn by the Solicitor.

Mr. Thomas came forward and described his credentials and gave a background history about his company. Mr. Thomas presented pictures of the existing property.

The Solicitor marked a collection of photographs of the existing property into evidence as A-1.

Mr. Thomas testified that the fence will be installed approximately 12 to 18 inches from the sidewalk so that landscaping can be installed in front of it. Mr. Thomas further stated that the fence will have a 50/50 spacing so one can see through it.

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 construct a 4 foot picket fence in front of the property. Section 141-89g of the township ordinance requires all fences in all residential districts to have a 20 foot setback from the front building line. The applicant is proposing a 4 foot picket fence along the side and front property line, necessitating the 39.46 feet of relief of requested variance relief. Mr. Jose and Carmen Acevedo were sworn in

and presented testimony on behalf of the application and noted that they would like to secure the front yard of their property in order to have their grandchildren over and play safely. They noted that the house is located close to Route 130 and cars frequently cut through the neighboring church parking lot next to their home. The applicant also stressed that larger vehicles and some cars have driven over the property line and onto the side walk of the neighboring church parking lot. The applicant confirmed that the proposed fence will be 4 foot, vinyl, and picket style with a 50/50 spacing opposed to a privacy style fence, which cannot be seen through. The applicant confirmed that there is an existing 6 foot fence at the property, which conforms to the township ordinance and the 4 foot fence will be installed abutting it as depicted on the survey attached to the application. The 4 foot fence will also have gates with safely latched in order to provide appropriate access to the home. Mr. Michael Carl Thomas of Mike's fence, who is a licensed contractor, will be installing the fence. Mr. Thomas testified as to his experience and the familiarity of the applicant's property as well as the need of the fencing. The applicant submitted exhibit A-1, which represented a collection of color pictures of the property as it exists.

Mrs. Longo motioned to accept fact finding. Mrs. Hannah seconded.

Miss Hannah motioned to grant the application. She stated that he sees no detriment to the surrounding area. She further stated that she believes the applicant has shown a hardship. Mrs. Longo seconded. Roll call: Madams Longo, Butler, Hannah, and Piccari, and Messrs. Bierbach, Hoyle, and Martz-Aye. None opposed.

MINUTES:

None

CORROSPONDENCE:

None

RESOLUTIONS:

None

BILLS:

11/2/2016-T&M Associates-Engineering Services for Mega Palace-\$4,744.50.

COORDINATOR'S REPORT:

Not at this time.

There being no further business; it was moved, seconded and unanimously agreed to adjourn the meeting at 7:20 P.M.

Respectfully submitted:



Nancy L. Ellis, Board Secretary