

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, Jaye Silver, 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.

HEARINGS:

KEITH A. JAMES - Seeking 2 feet of relief from side yard setback requirement of 5 feet for a 10' x 16' shed in rear yard, and any other variances required by Pennsauken Township Zoning Board. Premises located at 1540 Hillcrest Avenue, Block 503, Lot 16 in Zoning District: R-1.

Keith James, 1540 Hillcrest Avenue came forward to testify and was duly sworn by the Solicitor.

Mr. James testified that he had a shed installed and it was supposed to be installed 5 feet from the neighboring property, which is his Aunt's property. The contractors who installed the shed moved the shed by 2 feet in the same location on existing cinderblock from a previous shed.

Upon query, Mrs. Butler was informed by the applicant that instead of installing the shed in the middle of the existing cinderblock from a previous shed, the contractors slid the shed over closer toward the property line.

Upon query, Mr. Bierbach was informed by the applicant that the previous shed was a little bigger and the contractors slid the shed over closer to the property line on the existing cinder block to balance it. Mr. James further stated that the shed is still in the back corner of the property and it backs up to bushes and trees.

Mr. Hoyle commented he visited the property, it is a nice shed, and he has no problem with 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 placement of a shed in the rear of his property. Section 141-76 of the township code establishes the R-1 zone and subsection C3c requires that detached accessory structures may not be closer than 5 feet to the rear or side property lines. The applicant placed a 10' x 16' shed 3 feet from the property line in the rear yard, necessitating the 2 feet of requested variance relief. Mr. Keith James was sworn in and presented testimony on behalf of the application. Mr. James noted that he hired a contractor to install the shed in the rear yard, which was supposed to be constructed in accordance with the township code. The contractor altered the location of the shed and moved it 2 feet closer to the property line, encroaching upon the 5 foot setback requirement. There was a prior shed on the property in a similar location that was slightly bigger. The applicant noted that the new shed is substantially in the same location as the prior shed. No members of the public appeared to testify for or against the application.

Mr. Silver motioned to accept fact finding. Mrs. Longo seconded.

Mr. Bierbach motioned to grant the application. He stated that he sees no detriment to the surrounding area, there is no one from the public is here against the application and there was a shed in almost the same location

in the past with no complaints. Mr. Martz seconded. Roll call: Madams Longo, Butler, Hannah, and Piccari, and Messrs. Bierbach, Silver and Martz-Aye. None opposed.

MINUTES:

It was moved, seconded and unanimously agreed to approve the September 21, 2016 meeting minutes.

CORROSPONDENCE:

None

RESOLUTIONS:

Resolution #Z - 2016-22 granting **RICH REEVES** 9 feet of relief from total aggregate setback requirement of 18 feet for a 8' x 11' deck on rear of house. Premises located at 829 Engard Avenue, Block 1313, Lot 6 in Zoning District: R-3.

Resolution #Z- 2016-23 granting **MECHELE HERRING** - 42.60 feet of relief from front yard fence setback requirement of 20 feet for a 4 foot chain fence. Premises located at 7501 Pleasant Avenue, Block 1408, Lot 6 in Zoning District: R-3.

Resolution #Z- 2016-24 granting **DIEU DOAN** 9 feet of relief from front yard setback requirement of 30 feet for a 5' x 44' wooden structure attached to front of house. Premises located at 6523 Walton Avenue, Block 5911, Lot 9 in Zoning District: R-2.

BILLS:

None

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