

**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, Lysa Longo, Shirley Butler, Jaye Silver, Dianne Piccari, Lou Morales and Duke Martz. Acting Solicitor Richard Wells, Esq., Planning & Zoning Coordinator John Adams, and Secretary Nancy Ellis were also present.

Chairwoman Butler 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 Lysa Longo and Lou Morales assumed the seat of absent member Darlene Hannah.

**HEARINGS:**

**AMABLE PERALTA**- Seeking 4 feet of relief from total side yard aggregate setback requirement of 25 feet and also seeking 7 feet of relief from the front yard setback requirement of 30 feet for a 5' x 18' front porch extension and any other variances required by the Pennsauken zoning Board. Premises located at 2607 Burning Tree Road, Block 2802, Lot 12 in Zoning District R-2.

Mr. Amable Peralta and Ms. Veronica Baez, 2607 Burning Tree Road came forward to testify and were both duly sworn by the Solicitor.

The applicant testified their existing porch doesn't extend across the length of their house and they would like to expand it. They have lived at the property for approximately 7 years and most of the houses in their neighborhood have extended their porches. The applicant submitted pictures of houses in their neighborhood with porches similar to what they propose.

The Solicitor marked the packet of pictures into evidence as Exhibit A-1.

Upon query, Mrs. Butler was informed by the applicant that he is a contractor and he and a few friends will construct the porch.

Upon query, Mr. Martz was informed by the applicant that the porch will have a white railing around it. The applicant further informed Mr. Martz that they will not be installing additional electric on the porch and they want to extend the porch for their enjoyment.

Upon query, Mr. Hoyle was informed by the applicant that they will only be extending the length of the porch, not the width.

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 5'x18' front porch extension. Section 141-77 of the township code establishes the R-2 residential zone. Subsection C2 requires a front yard setback of 30 feet and subsections D3a requires an aggregate side yard setback of 25 feet. The applicant's proposal is 23 feet from the front of the property line necessitating the 7 feet of requested variance relief from subsection C2 and it reduces the total aggregate side yard area of the front porch to 21 feet necessitating the 4 feet of requested variance relief from subsection C3a. The applicant indicated that other houses in the neighborhood have porches that are similar to the type they propose. The applicant is a contractor and he and his colleagues will be performing the work. The applicant indicated that he understands that he must comply with township codes and pull all necessary

permits and comply with all applicable inspections for the porch. The applicant confirmed that no additional electric will be run. The existing lighting is sufficient and he does not plan to add any plumbing. The applicant also confirmed that the materials for the porch will be similar to the other porches to the neighborhood and it will match the style of the home. The applicant also submitted Exhibit A-1, which was a collection of color pictures of other homes in the neighborhood that have the proposed extended porch. No members are here to testify either for or against the application.

Mr. Silver motioned to accept the fact finding. Miss Piccari seconded.

Mr. Silver motioned to grant the application. He stated that he doesn't believe there is a detriment rather it will be an enhancement in that it will be in conformance with the rest of the community. Mr. Hoyle seconded. Roll call: Carl Bierbach, Mr. Hoyle, Shirley Butler, Mr. Silver, Dianne Piccari, Lou Morales and Duke Martz-Aye. None opposed.

**MINUTES:**

It was moved, seconded and unanimously agreed to approve the July 5th and July 19th meeting minutes.

**CORROSPONDENCE:**

Mr. Adams informed the board of a few new businesses coming to Pennsauken.

**RESOLUTIONS:**

None

**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 7:25 P.M.

Respectfully submitted:



Nancy L. Ellis, Board Secretary