

**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, 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:**

**QUOC TRUONG** - Seeking 3 feet of relief from the side yard setback requirement of 5 feet for a 12' x 20' carport and any and all other variances required by Pennsauken Township Zoning Board. Premises located at 1909 Merchantville Avenue, Block 4704, Lot 2 in Zoning District: R-3.

Mr. Quoc Truong, 1909 Merchantville Avenue came forward to testify and was duly sworn by the Solicitor.

Mr. Truong testified that he had a carport installed by a company who he thought had obtained permits from the township to build it.

Upon query Mr. Bierbach was informed by the applicant that the existing carport is approximately 3 feet from the property line and approximately 10 feet from his neighbor's house. The applicant stated that there is a walkway, grass, and a fence in between the car port and his neighbor's house. The applicant further informed Mr. Bierbach that the carport is constructed of aluminum and it is large enough for only one car.

Upon query, Miss Piccari was informed by the applicant that the carport will not be enclosed. The applicant further informed Miss Piccari that he is working on his house and he will cleanup a pile of stored items from his property.

The applicant showed the board a picture of a similar car port on his cell phone.

Upon query, Mr. Martz was informed by the applicant that he hired a contractor to build the carport. Mr. Martz was further informed by the applicant that he will check with the township before constructing anything on his property in the future.

Upon query, the Solicitor was informed by the applicant that the carport is bolted down to the ground and he has no intention of enclosing the carport.

The meeting was open to the public.

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

Mr. Adams clarified that the applicant testified that the as built carport will not be enclosed. Should the applicant wish to enclose the carport, he will have to come back to the board at a later date for the board's approval.

There being no one else 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 on the applicant's construction of a 12' x 20' carport. Section 141-78C3 subsection c of the township code established that a detached accessory structure must be at least 5 feet from the property line and the location of the existing driveway on the applicant's property results in the carport being roughly 3 feet from the property line making it necessary for the 3 feet request for variance relief. The applicant testified that a friend of his constructed the carport and represented that all necessary permits were obtained from the township. However,

that was not the case, which is why the applicant is here before the board. The applicant testified that the structure is roughly 10 feet from the neighboring house, it is constructed totally of aluminum and it is bolted to the ground. The applicant further confirmed that there is no intention to enclose the carport and it will remain open on the sides. No members of the public were here to testify

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

Mrs. Silver motioned to grant the application with the conditions the structure is used as a carport and not for the storage of other items underneath of it other than a car and that the sides of the carport are not enclosed and it remains open as it exists. Mr. Martz seconded. Roll call: Madams Longo, Butler, Hannah and Piccari, and Messrs. Bierbach, Silver, and Martz-Aye. None opposed.

**MINUTES:**

None

**CORROSPONDENCE:**

None

**RESOLUTIONS:**

**Resolution #Z-2016-8** granting **PARIS GLENN & JAMES MURRELL** 12 feet of relief from the total aggregate side yard setback requirement of 18 feet for a 6' x 12' deck and any and all other variances required by Pennsauken Zoning Board. Premises located at 2273 Hollinshed Avenue, Block 4904, Lot 20, in Zoning District: R-4.

**Resolution #Z-2016-9** granting **REBECCA TREJO-GARCIA** a use variance to operate an outpatient veterinary surgical facility and vaccine clinic for dogs & cats and any and all other variances required by Pennsauken Township zoning board. Premises located at 3495 Haddonfield Road, Block 3813, Lot 1 in Zoning District: C-1.

**BILLS:**

It was moved, seconded and unanimously agreed to pay the following bills:

*4/20/2016*-Florio, Perrucci, Steinhardt & Fader, LLC-Zoning Board Solicitor Monthly Retainer-***\$1,134.67***

*4/20/2016*-Florio, Perrucci, Steinhardt & Fader, LLC- Attorney Fee For Jeffery & Lisa Love Appeal-***\$390.00.***

*4/20/2016*-Florio, Perrucci, Steinhardt & Fader, LLC- Preparation of Resolution for Francisco Perez-***\$150.00.***

**COORDINATOR'S REPORT:**

Not at this time.

There being no further business; it was moved, seconded and unanimously agreed to adjourn the meeting at 7:45 P.M.

Respectfully submitted:



Nancy L. Ellis, Board Secretary