

**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: Paul Hoyle, Lysa Longo, Shirley Butler, Jaye Silver, 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 Darlene Hannah.

**HEARINGS:**

**BETTY J. MITCHELL** - Seeking 1.75 feet of relief from side yard setback requirement of 6 feet for a 4' x 14' one story addition and any and all other variances required by Pennsauken Township Zoning Board. Premises located at 1729 Lexington Avenue, Block 713, Lot 5 in Zoning District: R-3.

Betty Mitchell, 1729 Lexington Avenue and the applicant's contractor, Elijah Flores came forward to testify and both were duly sworn by the Solicitor.

Ms. Mitchell testified she would like to put an additional onto her home to install a bathroom.

Upon query, Mrs. Butler was informed by the applicant that the contractor will be building the addition.

The applicant presented pictures of the existing house and showed the board where she proposes to put the addition.

The Solicitor marked two pictures of the existing home into evidence as A-1.

Upon query, Mr. Martz was informed by the applicant that the addition is for a bathroom to be added on to the existing master bedroom of their home. Mr. Martz was further informed by the applicant that the siding and roofing of the proposed addition will match the existing home.

Upon query, Mr. Longo was informed by the applicant that they will be installing a toilet, sink and a stall shower in the addition. Mrs. Longo was further informed by Ms. Mitchell that the roof of the addition will be the same pitch as the existing roof.

The meeting was open to the public.

There being no one else who wished to speak, the meeting was closed to the public.

The Solicitor made the following factual findings: The applicant is seeking 1.75 feet of relief from the side yard setback requirement. Section 141-78 of the township ordinance establishes the R-3 zoning district and subsections D-3 dictates the side yard setback requirement is 6 feet. The applicant has hired a contractor and has proposed an addition to the existing structure to add a bathroom to the master bedroom. The applicant has testified that the siding and roofing of the addition will match the existing home and the addition will be flush with the existing side of home which is an existing non-conforming condition. The applicant submitted Exhibit A-1, which are two pictures of the existing house depicting where the addition will be built. No members of the public appeared to testify.

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

Miss Piccari motioned to grant the application. She stated she doesn't see a problem with it. The applicant isn't encroaching on the neighbor's property and they are enhancing their home. Mr. Silver seconded. Roll call: Madams Longo, Butler, Piccari, and Messrs. Hoyle, Silver and Martz-Aye. None opposed.

**JOHN & MELINA LUCYK**-Seeking 13.4 feet of relief from front yard setback requirement of 35 feet and 2.6 feet of relief from side yard setback of 10 feet for a 5' x 14' front porch roof, also seeking 2.6 feet of relief from side yard setback of 10 feet for a 8.6' x 28' rear enclosed porch, seeking 176 square feet of relief from maximum floor area accessory building/structure requirement of 400 square feet for a 24'x 24' detached garage. Premises located at 2800 Powell Avenue, Block 3511, Lot 10 in Zoning District: R-1.

John & Melina Lucyk, 2800 Powell Avenue came forward to testify and were both duly sworn by the Solicitor.

The applicant testified that they inherited the house on Powell Avenue and they are planning to move from their home in Maple Shade once the renovations are completed.

The applicants submitted a booklet depicting the existing conditions on the property, the proposed changes and additions to the property as well as pictures of the existing houses in the surrounding neighborhood.

The Solicitor marked the booklet into evidence as Exhibit A-1.

The applicant testified the renovations they propose will be esthetically pleasing to the neighborhood and it will match the other homes in the area. The applicant testified they plan to put a screened in porch to the rear of the home and extend an existing masonry building by adding a 2 car garage, which will create a 2 car garage with a utility shed for their lawn care equipment. The applicant testified that the addition will match the existing roof line. The applicant testified that the home needs updating. The last renovations that were made to the home were an addition was put onto the home in 1960, another addition was put on the home in 2007 and new windows were installed in 2000.

Upon query, Mrs. Butler was informed by the applicant that the property is .5 acres. The applicant further testified that the renovations they propose will not exceed the existing house.

Upon query, Mr. Martz was informed by the applicant that the house is on the corner of Powell Avenue and Harvey Avenue. The applicant further testified that the exterior of the house will have white stucco at the top and the bottom 3<sup>rd</sup> of the house toward the foundation will have stone.

Upon query, Mrs. Butler was informed by the applicant that the house will remain a ranch style home and they will also be adding shutters to the exterior windows as well.

Upon query, Mr. Martz was informed by the applicant that they will be extending 2 feet towards the front to construct a front porch. Mr. Martz was further informed by the applicant that Mike Tippin of MT Construction will be doing the renovations for them.

The applicant further testified that the renovations and updates they propose are not abnormal to the rest of the neighborhood.

Upon query, Mr. Martz was informed by the applicant that they have 5 cars in their family. One of the cars is a classic car and they would like to keep it in the garage. Mrs. Lucyk testified that she is a nurse and she would like to keep her car in the garage especially during times when there is inclement weather. She sometimes needs to get to work quickly.

Upon query, Mr. Hoyle was informed by the applicant that the garage will be for personal use only.

The meeting was open to the public.

There being no one else who wished to speak, the meeting was closed to the public.

The Solicitor made the following factual findings: The applicant is seeking a number of bulk variances. The applicant is seeking 13.4 feet of relief from front yard setback requirement of 35 feet and 2.6 feet of relief from side yard setback and 176 square feet of relief from maximum requirement for the floor area of an accessory building. Section 141-76 of the township ordinance establishes the R-1 zoning district which dictates the setback requirements as well as the accessory square footage requirements in that zone. The applicant has submitted an application packet detailing renderings of the proposed work and pictures of the current property and the existing homes in the surrounding neighborhood. The packet was marked as Exhibit A-1. The applicant has testified that they inherited the property and they will be moving from Maple Shade to this property once the renovations are completed. The applicant is extending the front porch to the right to meet the right side of the existing home as represented in "yellow" in Exhibit A-1. The applicant will be adding a screened in porch to the rear of the property as represented in "pink" in Exhibit A-1. The applicant confirmed that the rear porch addition will not expand past the right side or past the back of the existing structure. There is an existing masonry garage on the property in which the applicant is adding a two car garage. Therefore, they will create a two car garage with a utility shed as represented in "green" in Exhibit A-1. The applicant testified they need to extend the garage because the existing one car garage is not large enough for their cars. Their lawn care equipment will not fit in the current garage. The exterior of the home will consist of white stucco with some stone covering the lower end of the foundation of the home. The applicant has confirmed that the garage and shed will not be used for any business use and it will be used for residential purposes only. There will be no additional driveway cut outs required as the applicant will alter the path of the

driveway using gravel. The applicant testified they have hired MT Construction to do the renovations and it will take roughly 3 months to complete. The application was open to the public and no members of the public were here to testify.

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

Mr. Silver motioned to grant the application. He stated he believes the changes are positive and the renovations to the house will be a nice “facelift” for the neighborhood and he sees no detriment. Mr. Hoyle seconded. Roll call: Madams Longo, Butler, and Piccari and Messrs. Hoyle, Silver and Martz-Aye. None opposed.

**MINUTES:**

It was moved, seconded and unanimously agreed to approve the minutes from the January 20, 2016 meeting.

**CORROSPONDENCE:**

None

**RESOLUTIONS:**

None

**BILLS:**

*2/3/2016-T&M Associates - Engineering Services for Jeffery & Lisa Love Subdivision-\$1,008.00*

*2/3/2016-Remington & Vernick Engineers - Engineering Services for PSE&G Switching Station-\$1,221.00*

**COORDINATOR'S REPORT:**

Not at this time.

There being no further business; it was moved, seconded and unanimously agreed to adjourn the meeting at 8:50 P.M.

Respectfully submitted:



Nancy L. Ellis, Board Secretary