

**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.

The Secretary 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, Shirley Butler, Jaye Silver, Darlene Hannah, Dianne Piccari and Duke Martz. Acting Solicitor Richard Wells, Esq., Planning & Zoning Coordinator John Adams, and Secretary Nancy Ellis were also present.

The Secretary 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.

The Secretary announced that Reorganization of the Board would take place at this time.

The following reappointed member came forward and were duly sworn by the Solicitor: Duke Martz

The Secretary called for nominations for the office of Chairperson for the year 2016.

Mr. Bierbach moved that Shirley Butler be nominated as Chairwoman of the Board for the year 2016. Miss Hannah seconded. Roll Call: Carl Bierbach, Paul Hoyle, Jaye Silver, Darlene Hannah, Dianne Piccari, and Duke Martz-Aye. None opposed.

The Secretary turned the meeting over to Chairwoman Butler, who thanked the Board Members for their confidence.

The Chairwoman called for nominations for the position of Vice-Chairperson of the Board for the year 2016.

Mr. Bierbach moved that Jaye Silver be nominated for the position of Vice-Chairman of the Board for the year 2016. Mr. Martz seconded. Roll Call: Carl Bierbach, Paul Hoyle, Shirley Butler, Darlene Hannah, Dianne Piccari and Duke Martz -Aye. None opposed.

Chairwoman Butler called for nominations for the appointment of a Solicitor to the Board for the year 2016.

Mr. Silver moved that the Law Offices of Florio, Perrucci, Steinhardt & Fader, LLC, 1010 Kings Highway South, Building 3, Cherry Hill, New Jersey 08034 be appointed as Solicitor for the year 2016. Miss Hannah seconded. Roll Call: Carl Bierbach, Paul Hoyle, Shirley Butler, Jaye Silver, Darlene Hannah, Dianne Piccari and Duke Martz-Aye. None opposed.

The Chairwoman called for nominations for the position of Zoning Board Engineer for the year 2016.

Miss Hannah moved that T & M Associates, 1256 N. Church Street, Moorestown, New Jersey 08057 be appointed as Engineer for the Board for the year 2016. Mr. Silver seconded. Roll Call: Carl Bierbach, Paul Hoyle, Shirley Butler, Jaye Silver, Darlene Hannah, Dianne Piccari and Duke Martz -Aye. None opposed.

The Chairwoman called for nominations for the position of Secretary to the Board for the year 2016.

Mrs. Butler moved that Nancy Ellis be appointed to the position of Secretary to the board for the year 2016. Mr. Silver seconded. Roll Call: Carl Bierbach, Paul Hoyle, Shirley Butler, Jaye Silver, Darlene Hannah, Dianne Piccari, and Duke Martz -Aye. None opposed.

The Chairman called for a motion to adopt the Zoning Board of Adjustment meeting dates and times for the 2016 calendar year.

Mr. Silver moved to adopt the dates and times for the year 2016 as presented. Miss Hannah seconded. Roll Call: Carl Bierbach, Paul Hoyle, Shirley Butler, Jaye Silver, Darlene Hannah, Dianne Piccari and Duke Martz -Aye. None opposed.

The Chairman called for a motion to adopt two local newspapers to advertise the Zoning Board Of Adjustment notices for the year 2016.

Mr. Silver moved that the Retrospect of Collingswood, New Jersey and the Courier Post of Cherry Hill, New Jersey as the two local newspapers to advertise the Zoning Board Of Adjustment notices for the year 2016. Mr. Bierbach seconded. Roll Call: Carl Bierbach, Paul Hoyle, Shirley Butler, Jaye Silver, Darlene Hannah, Dianne Piccari and Duke Martz -Aye. None opposed.

**HEARINGS:**

Paul Hoyle assumed the seat of absent member Lysa Longo.

**LAWRENCE DISIMONE**-Seeking 1.5 feet of relief from the rear yard setback requirement of 40 feet for a 14'x 30' as built deck (no roof) and any and all other variances required by the Pennsauken Zoning Board. Premises located at 8263 Bryn Mawr Avenue, Block 4401, Lot 12 in Zoning District R-1.

Mr. Lawrence DiSimone, 8263 Bryn Mawr Avenue came forward to testify and was duly sworn by the Solicitor.

Mr. DiSimone testified that they built a deck on the rear of their home and they are seeking a variance to keep the deck where it exists. Mr. DiSimone further stated that their rear yard faces a golf course and there are no homes behind his property.

Upon query, Mr. Martz was informed by the applicant that he is selling his home and he was advised that he needed a variance and a permit to keep the deck as it exists. The applicant further informed the board that the deck was built approximately 10 years ago.

The applicant presented pictures of the existing deck and pictures of similar decks in his neighborhood.

The Solicitor marked the pictures collectively into evidence as A-1.

Upon query, Mr. Bierbach was informed by the applicant that he will not make any alterations to the existing deck.

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: This is an application for bulk variance relief. The applicant is seeking 15 feet of relief from the rear yard setback requirement. Section 141-79 in the township ordinances establishes in the R-1 Zoning District section C-4 dictates that the rear yard setback requirement must be 40 feet. The applicant is requesting approval for a variance based upon an existing 14' x 30' deck on the rear of the existing residence. The rear of the property faces a golf course and the applicant testified that no additional alterations will be made to the deck. The applicant submitted exhibits which were mark as A-1. The pictures collectively represent applicant's deck and pictures of decks on neighboring properties. No members of the public appeared to testify. The board should consider whether the applicant has satisfied the positive and negative criteria of the application.

Mr. Silver motioned to accept fact finding. Mr. Bierbach seconded.

Mr. Bierbach motioned to grant the application. He stated he doesn't see any detriment to the surrounding community. He stated he believes the deck betters the community, the neighboring properties have similar decks, the applicant's property backs up to a golf course and the deck is not encroaching on other's properties. Mr. Bierbach further stated that there aren't any neighbors at the hearing against the application. Mr. Silver seconded. Roll call: Madams Butler, Hannah Piccari and Messrs. Bierbach, Hoyle Silver and Martz-Aye. None opposed.

**MINUTES:**

None

**CORROSPONDENCE:**

None

**RESOLUTIONS:**

**Resolution #Z-2015-15** - Denying **JEFFREY & LISA LOVE** a variance to subdivide their residential lot into two lots. Premises located at 8361 Rudderow Avenue, Block 4403, Lot 2 in Zoning District R-1.

**BILLS:**

*1/6/2016*-T&M Associates, Engineering Services for Auto Depot-**\$152.37**

*1/6/2016*-Florio, Perrucci, Steinhardt & Fader, LLC-Zoning Board Solicitor Monthly Retainer-**\$1,134.67**.

**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:

A handwritten signature in cursive script, appearing to read "Nancy L. Ellis".

Nancy L. Ellis, Board Secretary