

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, 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.

Lou Morales assumed the seat of absent member Jaye Silver.

HEARINGS:

BRIAN & JENNIFER HAK- Seeking 15 feet of relief from rear yard setback requirement of 40 feet for a 14 x 24 screened porch and any other variances required by Pennsauken Zoning Board. Premises located at 8220 Bryn Mawr Avenue, Block 4401, Lot 6 in Zoning District R-1.

Brian & Jennifer Hak, 8220 Bryn Mawr Avenue came forward to testify and were both duly sworn by the Solicitor.

Mr. Hak testified that he wants to construct a screened in porch attached to the rear of his house. He stated that he is in the process of doing whatever he needs to do to get it done.

Upon query, Mrs. Butler was informed by the applicant that he will be installing electric on the porch for a ceiling fan and lighting. He will be installing several electrical outlets as well.

Upon query, Mr. Bierbach was informed by the applicant that the porch will not be an all season room and it will not have windows. The applicant further testified that he will build a half wall around the porch, put screens on top of the wall and install a screen door to enter the back yard. The applicant further informed Mr. Bierbach that the porch is for their own use and it's not intended to be used for tenants.

Upon query, Mr. Martz was informed by the applicant that there will be no plumbing installed on the porch. The applicant testified that he will build the porch with a pier foundation similar to a deck. However, the deck will have a roof and screens.

Upon query, Miss Hannah was informed by the applicant that he will be building the deck himself.

Mr. Silver arrived at 7:05 pm.

Upon query, Mr. Hoyle was informed by the Mr. Hak that he is familiar with codes and construction. He is an electrical contractor by trade and he has done work in Pennsauken.

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 14' x 24' screened-in porch in the rear of the property in the R-1 zone. Section 141-76 of the township code establishes the R-1 zone and subsection C-4 establishes a rear yard setback requirement of 40 feet. The applicant is proposing to construct a porch approximately 25 feet from the property line, necessitating the requested variance relief of 15 feet. Mr. Brian Hak and Mrs. Jennifer Hak were sworn to present testimony. The applicants noted that there is no porch or deck existing in the rear of the property and this is intended for their enjoyment in the rear of the property. The proposed porch will not have any windows. It is simply a screened porch and it is not intended to be an all season structure. Essentially, it will be built like

a deck with a roof on top. The applicant confirmed that there will be no tenancy or a permanent occupancy proposed for the structure. There is no plumbing proposed. There will be electric installed. The applicant confirmed he will get all necessary inspections and permits. The siding and any materials used to build the porch will match those of the existing property. The applicant also confirmed that although he is doing the work himself, he is familiar with this type of work and he will get all necessary permits and inspections to ensure the porch is built properly. No members of the public appeared to testify.

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

Miss Hannah motioned to grant the application. She stated that she doesn't believe there is a detriment to the community. It will be an asset. Miss Hannah further stated that the application should be granted due to the shape of their property. Mrs. Longo seconded. Roll call: Carl Bierbach, Lysa Longo, Shirley Butler, Darlene Hannah, Dianne Piccari, Lou Morales and Duke Martz-Aye. None opposed.

MINUTES:

It was moved, seconded and unanimously agreed to approve the June 7th and June 21st meeting minutes.

CORROSPONDENCE:

None

RESOLUTIONS:

Resolution #Z-2017-13 granting **SWAMIBAPA 73, LLC** relief from front yard fence setback requirement of 20 feet for a 6 foot fence & wall (3 feet of brick wall with 3 feet of fence on top). Premises located at 1444 Route 73, Block 2600, Lot 5 in Zoning District C-1 & Redevelopment.

BILLS:

It was moved, seconded and unanimously agreed to approve payment for the following bills:

7/5/2017-T&M Associates Engineering Services for Hemera, LLC-\$232.50.

7/5/2017-T&M Associates Engineering Services for Hesperus, LLC-\$232.50.

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