

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, 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.

Mr. Hoyle assumed the seat of absent member Lysa Longo.

HEARINGS:

LUIS MORALES - Seeking 8 feet of relief from front yard setback requirement of 30 feet for an 8' x 26' front porch with roof, and any other variances required by Pennsauken Township Zoning Board. Premises located at 7400 Wyndam Road, Block 2310, Lot 10 in Zoning District: R-2.

Luis Morales, 7400 Wyndam Road came forward to testify and was duly sworn by the Solicitor.

Mr. Morales testified that his existing porch is 5' wide and he would like to extend the porch by 3' so that he has more usable space.

Upon query, Mrs. Butler was informed that there is existing lighting on his house. However, he may want to add additional electric in the future. The applicant further informed Mrs. Butler that he will add wider steps and downspouts to the porch.

Upon query, Mr. Martz was informed by Mr. Morales that the proposed porch will run parallel with the existing house and the roof of the porch will match the existing house.

Upon query, the applicant was informed that he does not intend to enclose the porch.

Upon query, Miss Hannah was informed he and his brother will build the porch to code as required by the township.

Upon query, Mr. Hoyle was informed by Mr. Morales that once the porch is constructed he will have enough room for landscaping and a flower bed in front of the porch. The applicant further informed Mr. Hoyle that the design of the porch will match the existing house.

Upon query, Mr. Bierbach was informed that he doesn't intend to add electric or enclose the porch with a screen. However, he may want or need to in the future.

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 an 8' x 26' front porch in the R-2 zoning district. Section 141-77 of the township code establishes the R-2 Zoning District and subsection C2 of the code dictates that the front yard setback requirement must be 30 feet. The proposed porch is roughly 22 feet from the property line, necessitating the need for the requested 8 feet of relief. Mr. Luis Morales was sworn as the applicant and has testified that the proposed porch will not extend beyond the boundaries of the existing house. The porch will have a roof that matches the existing roof of the house and the design generally will also match that of the existing house. The applicant confirmed that the roof will have a down spout and that the proposed porch will have wider steps than the existing steps. The porch will not be enclosed, but the applicant testified that he may

consider screening the porch in at a later date. Although lighting is already present on the existing home, the applicant confirmed that they may consider installing additional electric for a ceiling fan or additional lighting in the future. The applicant also confirmed that he and his brother will perform the work and that they will be conform and comply with all required by the township to build the porch. No member of the public appeared to testify for or against the application.

Miss Hannah motioned to accept fact finding. Mr. Bierbach seconded.

Mr. Martz motioned to grant the application. He stated that no one was present to vote against the application. He stated that he didn't believe the porch to be a detriment, but believes the porch will beautify his home and community. Mrs. Hannah seconded. Roll call: Madams Butler, Hannah and Piccari, and Messrs. Bierbach, Hoyle, Silver, and Martz-Aye. None opposed.

LIEU CHAU - Seeking a use variance to permit the use a daycare facility in the P-1 zone where it is not permitted, and any other variances required by Pennsauken Township Zoning Board. Also seeking waiver of site plan approval for the premises located at 5824 Westfield Avenue, Block 616, Lot 1 in Zoning District P-1, Redevelopment.

Miss Hannah motioned to continue the application to the August 17, 2016 meeting. Mr. Martz seconded Roll call: Madams Butler, Hannah and Piccari, and Messrs. Bierbach, Hoyle, Silver, and Martz-Aye. None opposed.

MINUTES:

None

CORROSPONDENCE:

None

RESOLUTIONS:

RESOLUTION #Z-2016-12 granting **JAMES MIGNOGNA** 5 feet of relief from front yard setback requirement of 25 feet for an 8' x 20' front porch with roof. Premises located at 7005 Rogers Avenue, Block 3004, Lot 5 in Zoning District: R-3.

RESOLUTION #Z-2016-13 granting **BEATRIS GONZALEZ** 7 feet of relief from house setback requirement of 15 feet for a 15 foot round pool in rear yard. Premises located at 4415 Remington Avenue, Block 309, Lot 21 in Zoning District R-3.

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 8:40 P.M.

Respectfully submitted:



Nancy L. Ellis, Board Secretary