

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, Dianne Piccari, Lou Morales and Duke Martz. Acting Solicitor Richard Wells, Esq., Zoning, 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 Darlene Hannah.

HEARINGS:

MARK WHITE - Seeking 28 feet of relief from the rear yard setback requirement of 30 feet for a 5 x 5 deck (no roof) and any other variances required by the Pennsauken Zoning Board. Premises located at 3140 Bethel Avenue, Block 3006, Lot 8 in Zoning District R-3.

Mark White, 3140 Bethel Avenue came forward to testify and were both duly sworn by the Solicitor.

Mr. White testified that he wants to add a 5' x 5' section of decking to an existing deck on his property.

Upon query, Mrs. Butler was informed by the applicant that his neighbor is a contractor and he will help him build the deck and he will not be adding electricity or lighting to the deck. The existing lighting is sufficient.

Upon query, Mr. Bierbach was informed by the applicant that he will be extending the deck where the existing steps are located. He will only have one set of steps on the deck and he will not be enclosing the deck.

Upon query, Mr. Hoyle was informed by the applicant that he will be extending the deck towards an existing garage at the rear of the property.

Upon query, Miss Picarri was informed by the applicant that he is only extending the deck width wise and the materials for the deck extension will match the materials of the existing deck.

Upon query, the Solicitor was informed by the applicant that the property is on a corner and the front of the property faces Bethel Avenue.

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 5' x 5' deck extension in the rear of the property in the R-3 zone. Section 141-78 of the township code establishes the R-3 Zone and subsection D4 imposes a rear yard setback requirement of 30 feet. The applicant is proposing to construct the deck roughly 2 feet from the rear property line necessitating the 28 feet of requested relief. Mark White, the applicant was sworn in to present testimony and he testified that he wants to add a 5' x 5' section of deck to the existing deck towards the rear of the property, which will be extended toward an existing garage. His neighbor will help to construct the deck and it will be up to code and he will obtain any permits or other approves that are required by the township. The applicant confirmed that no electricity will be added and the existing outside lighting will be sufficient. The deck will be open with no other enclosures and the deck will have one set of steps. The new addition materials will match the style of the existing deck and the applicant confirmed that due to the nature of the corner lot and the orientation of the front yard and shallowness of the lot towards Bethel Avenue makes it difficult if not

impossible to comply with the ordinance to put structures on the property without a variance. No members of the public appeared to testify.

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

Mr. Martz motioned to grant the application. He stated that there doesn't seem to be any detriment to the community. He further stated that he believes the deck will enhance the property. Mr. Silver seconded. Roll call: Carl Bierbach, Lysa Longo, Shirley Butler, Jaye Silver, Dianne Piccari, Lou Morales and Duke Martz-Aye. None opposed.

MINUTES:

It was moved, seconded and unanimously agreed to approve the May 3rd and May 17th meeting minutes.

CORROSPONDENCE:

None

RESOLUTIONS:

Resolution #Z-2017-10 granting **WILLIAM HICKMAN** 20 feet of relief from the front yard fence setback requirement of 20 feet for an 6 foot vinyl fence. Premises located 8285 Sheppard Road, Block 1615, Lot 1 in Zoning District R-3.

Resolution #Z-2017-11 granting **SCOTT & MICHAEL MALLINGER** 19 feet of relief from rear yard setback requirement of 35 feet for a 10' x 12' deck on rear of house. Premises located at 6421 Lexington Avenue, Block 6110, Lot 1 in Zoning District R-2.

BILLS:

None

COORDINATOR'S REPORT:

Mr. Adams informed the board as to some of the projects that are going on around town.

There being no further business; it was moved, seconded and unanimously agreed to adjourn the meeting at 7:30 P.M.

Respectfully submitted:



Nancy L. Ellis, Board Secretary