

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 7:10 P.M. and led the flag salute. Roll call disclosed the following members present: Shirley Butler, Darlene Hannah, Dianne Piccari, and Duke Martz. Acting Solicitor Richard Boraske, Esq., Zoning Board Engineer, Mason DeFrank 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.

HEARINGS:

BAYADA HOME HEALTHCARE-Seeking a revision to the site plan resolution approval to include the phases of completion. Premises located at 4300 & 4350 Haddonfield Road, Block 4301, Lot 1 & 6 in Zoning District R-1, R-4, R-5 & C-1.

Mr. Kevin Sheehan, Esq. came forward to represent the applicant.

Mr. Sheehan stated that this is an application not to change any of the substance of the approval previously granted, which was a use variance and site plan approval for the changes to the existing parking lot. The changes to the parking lot that is located behind the residents on the east side of the property and the changes on the west side of the property. All they are asking is to construct the property in two phases.

Mr. Tony Diggin, Civil Engineer came forward to testify and was duly sworn by the Solicitor.

Mr. Diggin referred to exhibit A-1 which indicated Phase I was outlined in yellow and Phase II was outlined in orange. Mr. Diggin testified that Phase I is currently underway and Phase II will occur in either the spring or the summer of 2018.

Upon query, Mr. Martz was informed by Mr. Diggins that Phase II is likely to take 4 to 6 weeks to complete.

Upon query, the Solicitor was informed by Mr. Diggins that there will not be any change in the overall timeline of the project.

Upon query, Mrs. Butler was informed by Mr. Diggins that Phase I will be completed within the next couple of weeks.

Upon query, the Solicitor was informed by Mr. Diggins that there will be no impact on the neighbors.

Mr. Mason DeFrank, Zoning Board Engineer came forward to testify and was duly sworn by the Solicitor.

Mason DeFrank read his review letter dated November 6, 2017 onto record

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 amended preliminary and final site plan approval. The applicant is Fozzie Investments, LLC and the subject property is located at block 4301, Lot 16. The applicant previously requested and obtained approval for a use variance to permit the expansion of a lawfully, preexisting non-conforming use. That approval was granted on March 15, 2017 at the public meeting and it was memorialized by way of resolution number Z-2017-5. The applicant then came before the board during the August 16th and September 20th 2017 public meetings seeking and receiving approval for preliminary and final site plan with bulk variance relief to expand the existing parking lot in the C-1, R-1, R-4 and R-5 zones. The applicant's preliminary and final site plan approval with bulk variance relief was memorialized by way of resolution Z-2017-21. Since these approvals, the applicant has decided to amend the application to phase the project construction in 2 phases. Phase I will include all the improvements in the original application except for the expanded parking lot on the east side of the property and Phase II will include the construction of the new parking lot on the east side of the property. Phase I is currently under construction and Phase II will be constructed later in the spring or summer of 2018. There is no change to the impact on the residents from the

phasing and time line for the construction is the same as granted by the board in the initial approval prior to this amendment.

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

Mrs. Hannah motioned to grant the application. Mr. Martz seconded. Roll call: Shirley Butler, Darlene Hannah, Dianne Piccari, and Duke Martz-Aye. None opposed.

MINUTES:

None

CORROSPONDENCE:

None

RESOLUTIONS:

None

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 7:45 P.M.

Respectfully submitted:

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

Nancy L. Ellis, Board Secretary