

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.

HEARINGS:

FITHIAN PROPERTIES, LLC (DOLLAR TREE) - Seeking site plan approval to amend an existing application that was approved by the zoning board of adjustment on December 21, 2016 for retail and office commercial use, and any other variance required by Pennsauken Township. Premises located at 6820 N. Crescent Blvd, Block 2217, Lot 4 in Zoning District C-2, R-3 & Redevelopment.

Mr. Donald Ryan, Esq. came forward to represent the applicant. Mr. Ryan stated that the applicant is adding 321 SF of additional retail space requested by Dollar Tree's corporate office.

Ray Jordan, Zoning Board Engineer, Ms. Janet Stevens, member of Fithian Properties, LLC, and Mr. Peter Burgess, Professional Engineer and Land Surveyor came forward to testify and were duly sworn by the Solicitor.

Mr. Jordan read his review letter dated October 12, 2017 onto record.

The applicant agreed to comply with all of Mr. Jordan's comments and recommendations in his review letter.

Upon query, the Solicitor was informed by Mr. Burgess that he does not believe the demand for parking will increase. The approximately 300 SF of additional building space required by Dollar Tree is for storage. Mr. Burgess further stated that the original plan the board approved was for 51 parking spaces. However, they were able to add a few more parallel parking spaces against the building since the meeting in December 2016.

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 site plan approval. As Mr. Adams and the applicant's attorney mentioned, the applicant previously obtained site plan approval at the December 21, 2016 meeting and is proposing some minor changes to the building in order to accommodate the incoming tenant's operating model. Mr. Jordan's review letter indicated that the proposed changes will not result in any changes to the traffic circulation, illumination or drainage and otherwise will still comply with all bulk and area requirements other than parking. The applicant did provide testimony to satisfy the parking requirement indicating that the increase in building size will not result in an increase in parking or demand so that the increase in parking spaces technically required under the ordinance should not be a problem. So, the initial bulk variance relief granted to the applicant for parking was represented to still be sufficient for the building notwithstanding the expanded foot print. The applicant did agree to all comments and conditions not otherwise met through Mr. Jordan's letter and the only other relief being requested is an amended site plan and the bulk variance relief for parking since the required parking spaces technically did increase.

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

Mr. Silver motioned to grant the application. He stated the applicant has been more than compliant with all the requirements and recommendations. Mr. Silver further stated he sees no detriment with the proposed amendment. Mr. Martz second. Roll call: Carl Bierbach, Lysa Longo, Shirley Butler, Jaye Silver, Darlene Hannah, Dianne Piccari and Duke Martz-Aye. None opposed.

MINUTES:

None

CORROSPONDENCE:

None

RESOLUTIONS:

Resolution #Z-2017-22 granting **LUIS DEJESUS** 20 feet of relief from front yard fence setback requirement of 20 feet for a six (6) foot fence. Premises located at 1668 Springfield Avenue, Block 710, Lot 13 in Zoning District R-3.

Resolution #Z-2017-23 granting **LINDA ESTILOW** a use variance in the R-3 zone to convert the residential use into commercial office. Premises located at 3440 Haddonfield Road, Block 3802, Lot 38 in Zoning District R-3.

BILLS:

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

*10/18/2017-Florio, Perrucci, Steinhardt & Fader, LLC-Zoning Board Solicitor Monthly Retainer-***\$1,134.67.****

*10/18/2017-Florio, Perrucci, Steinhardt & Fader, LLC-Preparation of Resolution for Thang Chung-***201.50.****

*10/18/2017-Florio, Perrucci, Steinhardt & Fader, LLC-Preparation of Resolution for Joslyn Morgan-***201.50.****

*10/18/2017-Florio, Perrucci, Steinhardt & Fader, LLC-Preparation of Resolution for Frederick Ogden-***201.50.****

*10/18/2017-Florio, Perrucci, Steinhardt & Fader, LLC-Legal Services for Bayada Home Healthcare-***279.00.****

COORDINATOR'S REPORT:

Not at this time.

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

Respectfully submitted:



Nancy L. Ellis, Board Secretary