

MINUTES OF THE PLANNING BOARD OF THE TOWNSHIP OF PENNSAUKEN

The meeting of the Planning Board of the Township of Pennsauken, County of Camden, State of New Jersey was held on the above date at the Municipal Building, 5605 N. Crescent Boulevard, Pennsauken, New Jersey.

Chairwoman Trudy Painter called the meeting to order at 6:30 P.M. Roll call showed the following members to be present: Larry Cardwell, Shakir Ali, Jim Talarico, Dennis Cowgill, Joe Blineberry, and Chairwoman Trudy Painter, constituting a quorum. Also present were: Doug White, Engineer; John Adams, Planning and Zoning Coordinator; Frank Piarulli, Solicitor; Gene Padalino and Mary Leonard, Secretary.

Review and Discussions from the Planning Board Attorney

Solicitor Piarulli reviewed waivers and waiver submissions. The Planning Board members were given handouts to review. Planning Board members reviewed reasons for voting in favor or not in favor of waivers. Each member was instructed they must give reasons for their vote.

The Solicitor reviewed Fact Finding for granting a C-2 variance. Each member was given paper work. The C variance involves showing the Planning Board that granting the variance will benefit the community by improving local Zoning and Planning. The applicant must also meet the negative criteria of the statute.

No variance or other relief may be granted under the terms of this section including a variance or other relief involving inherently beneficial use unless it can be granted without substantial detriment to the public good and unless it will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

Setback variances were reviewed. The purpose of the setback requirements is to protect adjoining properties from intrusions of sound, light, glare and other objectional factors.

Lot area, width and depth variance -residential – the purpose is to preserve the essential character of the community by preserving overcrowding and undue concentration of population.

Parking variances were reviewed. The variance for fewer parking spaces is a proper exercise of the Planning Board's discretion where the number of spaces is adequate for the proposed site and the approval of trees and shrubs in lieu of parking spaces promotes a desirable visual environment and prevents urban sprawl.

Use Variances go to the Zoning Board. D Variances go to the Zoning Board. The Zoning Board can do a site plan with a D variance. C Variances go to the Planning Board.

All Planning Board members were instructed by the Solicitor that they must give reasons for their votes for the record.

The meeting was adjourned at 7:45 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary