

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING MINUTES
MUNICIPAL BUILDING
APRIL 19, 2018 – 7:00 PM**

OPEN PUBLIC MEETINGS ACT

Delran Township Zoning Board regular meeting of Thursday, April 19, 2018 was called to order by Mr. Jeney at 7:00pm, in the Delran Township Municipal Building.

The Open Public Meeting Act Announcement was read by Mr. Jeney and the Pledge of Allegiance was performed.

ROLL CALL

Present: Mr. Jeney, Mr. Smith, Mrs. Parento, Mr. Lyon, Mr. Anderson & Mr. Khinkis

Absent: Mr. Hewko

Professionals: Albert Olizi, Esq. Board Solicitor Stand in for that meeting, replacement For Brian Lozuke, Joe Raday, Engineer for Pennoni.

Mr. Anderson wanted to let the Board know that he has a professional relationship with the Architect, Mr. Walter Croft. Mr. Jeney ask the Board if they were ok with that & the Attorney & the Board Members stated that it was ok.

DISCUSSION

**Lester Bohony
242 Southview Drive
Block 143, Lot 3
ZZ2018-01
Bulk Variance**

Mr. Olizi swore in both the applicant, Mr. Bohony & Walter Croft, Architect. The Attorney confirmed the Block 143 & Lot 3, 242 Southview Drive.

Mr. Bohony stated his address as being 242 Southview Drive, Delran, NJ 08075. He also stated that he is here for a Bulk Variance, for setbacks to put an addition on the rear of the property. It will be a single story, full width of house with 2 rooms, extended out about 10 to 12 feet. One room right off the kitchen which will be for a hot tub & a second room for a screened in area.

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Mr. Croft a registered Architect in NJ which has appeared before the Board in the past. He stated that the original house already had an addition on the rear of house. An extended kitchen and a separate room that's being used other than a breakfast room. The way the house is situated on the property, there would be no room for an addition in the side yard.

There is currently a deck in the corner between the addition & house and that is part of the area that is going to be enclosed. The Bohony's would like to sit & enjoy the outside without getting bitten. With the adding of 2 rooms, one is going to have a hot tub & with room for them to sit and enjoy that space.

Exhibit A1 shows the plans of the addition. Adding a new roof over the existing addition will help with drainage. His property backs up to the Township owned park. Instead of being in the 35' rear setback he is asking for a Variance to make it 15.24'.

Joe Raday stated that since this property backs up to the park, there shouldn't be an issue with the Fire Department. They can have access thru the open field. Mr. Raday doesn't have any issues with the request.

OPEN TO THE PUBLIC

Mr. Jeney asked for someone to make a motioned to open to the public. Mr. Lyon made the motion to open to the public. Mr. Anderson seconded it.

There is no one from the public at the meeting.

CLOSE TO THE PUBLIC

Mr. Jeney asked for someone to make a motioned to close to the public. Mr. Lyon made the motion to close to the public. Mr. Smith seconded it.

DISCUSSION (con't)

Mr. Jeney asked for a motion to approve the application. Mr. Anderson made a motion to approve the application for the Bulk Variance. Mr. Khinkis seconded it. The results are as follows:

AYES: Mr. Jeney, Mr. Smith, Mrs. Parento, Mr. Lyon, Mr. Anderson & Mr. Khinkis

ABSENT: Mr. Hewko

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MINUTES

Minutes from the Re-Organization meeting dated January 18, 2018.

Mrs. Parento made a motion to approve the minutes as written. Mr. Smith seconded it. The results are as follows:

AYES: Mr. Jeney, Mr. Smith, Mrs. Parento, Mr. Lyon, Mr. Anderson & Mr. Khinkis

ABSENT: Mr. Hewko

Minutes from the regular meeting dated March 15, 2018.

Mrs. Parento made a motion to approve the minutes as written. Mr. Smith seconded it. The results are as follows:

AYES: Mr. Jeney, Mr. Smith, Mrs. Parento & Mr. Lyon

ABSTAIN: Mr. Anderson & Mr. Khinkis

ABSENT: Mr. Hewko

RESOLUTIONS

Resolution ZZ2018-01 & ZZ2018-02 for Dunkin Donuts have been carried over till May meeting date.

ADJOURNMENT

Mrs. Parento made a motion to adjourn the meeting at 7:20 & Mr. Anderson second it. The results are as follows:

A motion was carried with a unanimous voice vote.

Respectfully submitted,

Kathy Phillips,

Secretary of the Planning & Zoning Board

