

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING MINUTES
MUNICIPAL BUILDING
AUGUST 16, 2018 – 7:00 PM**

OPEN PUBLIC MEETINGS ACT

Delran Township Zoning Board regular meeting of Thursday, August 16, 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, Mrs. Parento, Mr. Hewko, Mr. Lyon, Mr. Anderson & Mr. Khinkis

Absent: Mr. Smith

Professionals: Albert Olizi, Attorney & Ed Farrell, Engineer from Pennoni for Joe Raday

PUBLIC HEARING

**Donald & Bonita Johnson
200 Fullwood Road
Block 138, Lot 13
ZN2018-07
Bulk Variance**

Mr. Olizi, Attorney swore in Donald & Bonita Johnson, owners of 200 Fullwood Road. They have applied for a Bulk Variance to replace the existing dilapidated wood fence with a 6' vinyl privacy fence in the exact same location on the side yard facing North Drive. They are a corner property and the fence could not exceed the front of the home. The height will remain the same as what is there now.

The letter from the Fire Department will be part of the application and it states that there is no issue with the application being approved.

The application will be Exhibit A-1. The Survey dated 7/14/16 will be Exhibit A-2. The Pictures are Exhibit A-3. Part of the record is the Pennoni report from Joe Raday along with the Delran Fire Department letter.

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING MINUTES
MUNICIPAL BUILDING
AUGUST 16, 2018 – 7:00 PM**

OPEN TO THE PUBLIC

Mr. Lyon made a motion to open to the public. Mr. Anderson seconded the motion.

There was no one from the public there.

CLOSE TO THE PUBLIC

Mr. Lyon made a motion to close to the public. Mr. Khinkis seconded the motion.

Mr. Jeney asked for a motion to approve the application for the Bulk Variance.

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

AYE: Mr. Jeney, Mrs. Parento, Mr. Hewko, Mr. Lyon, Mr. Anderson &
Mr. Khinkis

ABSENT: Mr. Smith

**Hunters Glen
3001 Route 130 South
Block 9, Lot 44 & 45
ZZ2017-01
Phase IV-B Section 1
Final Site Plan**

Hunters Glen application has been carried over to the September 20, 2018 ZB meeting.

MINUTES

Minutes from the June 21, 2018 regular Zoning Board meeting.

Mrs. Parento made a motion to approve the June 21, 2018 regular meeting minutes. Mr. Anderson seconded the motion. The results are as follows:

AYE: Mr. Jeney, Mrs. Parento, Mr. Hewko, Mr. Lyon, Mr. Anderson &
Mr. Khinkis

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING MINUTES
MUNICIPAL BUILDING
AUGUST 16, 2018 – 7:00 PM**

Minutes (Cont)

ABSENT: Mr. Smith

Minutes from the July 19, 2018 regular meeting have been carried over to next meeting.

RESOLUTIONS

**Resolution # ZZ2018-01
Dunkin Donuts – GNJ Inc.
Kalpesh Shaw
Block 115, Lot 32
4009 Bridgeboro Road
ZZ2015-10
Use Variance**

**Resolution # ZZ2018-02
Dunkin Donuts – GNJ Inc.
Kalpesh Shaw
Block 115, Lot 32
4009 Bridgeboro Road
ZZ2015-10A
Use Variance**

Resolutions #ZZ2018-01 & ZZ2018-02 Dunkin Donuts have be postponed to September 20, 2018 meeting.

**Resolution # ZZ2018-04
Mark & Rochelle Samara
127 Pine Valley Road
Block 173, Lot 14
ZZ2016-06
Extension of Approval of Bulk Variance Resolution #ZZ2016-06**

Mr. Lyon made a motion to adopt Resolution #ZZ2018-04. Mr. Hewko seconded the motion. The results are as follows:

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING MINUTES
MUNICIPAL BUILDING
AUGUST 16, 2018 – 7:00 PM**

RESOLUTIONS (Cont)

AYE: Mr. Jeney, Mrs. Parento, Mr. Hewko, Mr. Lyon, Mr. Anderson &
Mr. Khinkis

ABSENT: Mr. Smith

**Resolution # ZZ2018-05
Dredge Harbor Yacht Basin, Inc.
67 St. Mihiel Drive
Block 1, Lot 32
ZZ2018-03
Use Variance**

Resolution # ZZ2018-05 Dredge Harbor Yacht Basin has been postponed to September 20, 2018 meeting.

**Resolution #ZZ2018-06
1109 Fairview, LLC
1101-1109 Fairview Street (Riverdel Center)
Block 80, Lot 49
ZZ2018-04
Use Variance**

**Mr. Hewko made a motion to adopt Resolution # ZZ2018-06, 1109 Fairview, Inc.
Mr. Anderson seconded the motion. The results are as follows:**

AYE: Mr. Jeney, Mrs. Parento, Mr. Hewko, Mr. Lyon, Mr. Anderson &
Mr. Khinkis

ABSENT: Mr. Smith

**Resolution #ZZ2018-07
Bee Dee Associates
73 & 79 Hartford Road
Block 120, Lot 40 & 42.01
ZZ2018-02
Minor Site Plan**

**DELRAN TOWNSHIP
ZONING BOARD
MUNICIPAL BUILDING
MEETING AGENDA
AUGUST 16, 2018 – 7:00 P.M.**

RESOLUTION (Con't)

Resolution # ZZ2018-07 Bee Dee Associates has been postponed to September 20, 2018 meeting.

**Resolution # ZZ2018-08
Charles Pizzichello
273 Tenby Chase Drive
Block 150, Lot 13
ZN 2018-05
Bulk Variance**

**Mr. Anderson made a motion to adopt the Resolution # ZZ2018-08, Charles Pizzichello.
Mr. Hewko seconded the motion. The results are as follows:**

AYE: Mr. Jeney, Mrs. Parento, Mr. Hewko & Mr. Anderson
Abstain: Mr. Lyon & Mr. Khinkis
ABSENT: Mr. Smith

Mr. Hewko made a motion to open to the public. Mr. Khinkis seconded the motion. Seeing that there was no one from the public at the meeting, Mr. Lyon made a motion to come out of public. Mr. Anderson seconded the motion. All were in favor.

ADJOURNMENT

Mr. Hewko made a motion to adjourn. Mr. Khinkis seconded the motion. The results are as follows:

Motion carried with a unanimous voice vote.

Respectfully submitted,

Kathy Phillips, Secretary
Planning & Zoning Board

