

The Delran Township Zoning Board reorganization meeting of Thursday, January 19, 2017 was called to order by Mr. Gonzaga at 7:15 pm. in the Delran Township Municipal Building.

The open public meetings act announcement was read by Mr. Gonzaga and the pledge of allegiance was performed.

ROLL CALL

Present: Mr. Gonzaga, Mr. Smith, Mrs. Parento, Mr. Jeney, Mrs. Wuebker, Mr. Hewko and Mr. Lyon
Absent: Mr. Jesuele

ELECTION OF OFFICERS

- 1. Mr. Gonzaga called for nominations for the position of Zoning Board Chairperson. Mr. Gonzaga made a motion to nominate Mr. Jeney as the Zoning Board Chairperson for 2017. Mrs. Parento seconded it. The result of the voting is as follows:**

AYES: Mr. Gonzaga, Mr. Smith, Mrs. Parento, Mrs. Wuebker, Mr. Hewko and Mr. Lyon
ABSTAIN: Mr. Jeney
ABSENT: Mr. Jesuele

- 2. Mr. Jeney called for nominations for the position of Zoning Board Vice-Chairperson. Mr. Smith made a motion to nominate Mr. Hewko as the Zoning Board Vice-Chairperson for 2017. Mrs. Parento seconded it. The result of the voting is as follows:**

AYES: Mr. Gonzaga, Mr. Smith, Mrs. Parento, Mr. Jeney, Mrs. Wuebker, and Mr. Lyon
ABSTAIN: Mr. Hewko
ABSENT: Mr. Jesuele

- 3. Mr. Jeney called for nominations for the position of Zoning Board Secretary. Mr. Gonzaga made a motion to nominate Kathy Phillips as the Zoning Board Secretary for 2017. Mrs. Parento seconded it. The result of the voting is as follows:**

AYES: Mr. Gonzaga, Mr. Smith, Mrs. Parento, Mr. Jeney, Mrs. Wuebker, Mr. Hewko
and Mr. Lyon
ABSENT: Mr. Jesuele

- 4. Mr. Jeney called for nominations for the position of Zoning Board Assistant Secretary. Mr. Hewko made a motion to nominate Mrs. Parento as the Zoning Board Assistant Secretary for 2017. Mr. Smith seconded it. The result of the voting is as follows:**

AYES: Mr. Gonzaga, Mr. Smith, Mr. Jeney, Mrs. Wuebker, Mr. Hewko, and Mr. Lyon
ABSTAIN: Mrs. Parento
ABSENT: Mr. Jesuele

5. Mr. Jeney called for nominations for the position of the Zoning Board Solicitor.

Mr. Hewko made a motion to nominate Mattleman, Weinroth & Miller as the Zoning Board Solicitor for 2017. Mr. Smith seconded it. The result of the voting is as follows:

At this point, Mrs. Wuebker asked that we go into executive session to discuss the nomination of Board Solicitor. Mr. Gonzaga second it. We asked the audience member to please step out of the court while we discussed the nomination. All in favor with a unanimous voice vote.

Mrs. Wuebker wasn't happy with the Attorney that the Board member nominated. She feels there might be one more qualified. Discussion went back and forth about the qualifications of them. She feels that she wasn't included in any prior discussion of the RFP's that were submitted outside of holding the official meeting and it's not right. Mr. Hewko stated he did a thorough review of all the candidates and feels the one he nominated would be the best for the Board. Mrs. Wuebker asked about the Engineer & the Planner. She wasn't happy hearing that they want to change the Engineer & Planner and start with a whole new professional staff for this coming year.

Mr. Smith made a motion to come out of executive session. Mr. Gonzaga seconded it. All in favor with a unanimous voice vote.

Currently we have one nominee already & Mr. Jeney asked if there was any other nominee for Board Solicitor. Mrs. Wuebker nominated Madden & Madden as Board Solicitor for 2017. Mr. Gonzaga second it. The results of the voting is as follows:

The first vote is for the 1st nomination of Mattleman, Weinroth & Miller. The results are as follows:

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

NAYS: Mrs. Wuebker

ABSENT: Mr. Jesuele

The second vote is for the 2nd nomination of Madden & Madden. The results are as follows:

AYES: Mr. Gonzaga & Mrs. Wuebker

NAYS: Mr. Smith, Mrs. Parento, Mr. Jeney, Mr. Hewko & Mr. Lyon

ABSENT: Mr. Jesuele

Mr. Jeney stated that the motion stands with a majority yes vote for Mattleman, Weinroth & Miller to be the new Solicitor for 2017.

6. Mr. Jeney called for nominations for the position of the Zoning Board Engineer.

Mr. Hewko made a motion to nominate CES as the Zoning Board Engineer for 2017. Mrs. Parento seconded it. The result of the voting are as follows:

Mr. Jeney called for any other nominations for Zoning Board Engineer. Mrs. Wuebker nominated CME as Zoning Board Engineer for 2017. Mr. Gonzaga seconded it. The results are as follows:

The results for the 1st nomination of CES are as follows:

AYES: Mr. Gonzaga, Mr. Smith, Mrs. Parento, Mr. Jeney, Mr. Hewko and Mr. Lyon

NAYS: Mrs. Wuebker

ABSENT: Mr. Jesuele

Mrs. Wuebker decided to leave the meeting.

The results for the 2nd nomination of CME are as follows:

AYES: None

NAYS: Mr. Gonzaga, Mr. Smith, Mrs. Parento, Mr. Jeney, Mr. Hewko & Mr. Lyon

ABSENT: Mr. Jesuele

LEFT: Mrs. Wuebker

Mr. Jeney stated that the motion stands with a majority yes vote for CES for Zoning Board Engineer for 2017.

7. Mr. Jeney called for nominations for the position of the Zoning Board Planner.

Mr. Smith made a motion to nominate CME as the Zoning Board Planner for 2017. Mr. Hewko seconded it. The result of the voting is as follows:

AYES: Mr. Gonzaga, Mr. Smith, Mrs. Parento, Mr. Jeney, Mr. Hewko and Mr. Lyon

ABSENT: Mr. Jesuele

LEFT: Mrs. Wuebker

8. Mr. Jeney called for nominations for the position of the Zoning Board Traffic Engineer.

Mr. Hewko made a motion to nominate RWD Associates as the Zoning Board Traffic Engineer for 2017. Mr. Smith seconded it. The result of the voting is as follows:

AYES: Mr. Gonzaga, Mr. Smith, Mrs. Parento, Mr. Jeney, Mr. Hewko and Mr. Lyon

ABSENT: Mr. Jesuele

LEFT: Mrs. Wuebker

- 9. Mr. Jeney called for nominations for the position of the Zoning Board Conflict Solicitor. Mr. Hewko made a motion to nominate Eric Bernstein as the Zoning Board Conflict Solicitor for 2017. Mr. Gonzaga seconded it. The result of the voting is as follows:**

AYES: Mr. Gonzaga, Mr. Smith, Mrs. Parento, Mr. Jeney, Mr. Hewko and Mr. Lyon
ABSENT: Mr. Jesuele
LEFT: Mrs. Wuebker

- 10. Mr. Jeney called for nominations for the position of the Zoning Board Conflict Engineer. Mr. Hewko made a motion to nominate CME Associates as the Zoning Board Conflict Engineer for 2017. Mr. Smith seconded it. The result of the voting is as follows:**

AYES: Mr. Gonzaga, Mr. Smith, Mrs. Parento, Mr. Jeney, Mr. Hewko and Mr. Lyon
ABSENT: Mr. Jesuele
LEFT: Mrs. Wuebker

- 11. Mr. Jeney called for nominations for the position of the Zoning Board Conflict Planner. There was no RFP for a conflict planner. Mr. Gonzaga made a motion to not vote on a conflict planner since a RFP was not provided for 2017. If needed we will use the Planning Board Conflict Planner. Mr. Hewko seconded it. The result of the voting is as follows:**

AYES: Mr. Gonzaga, Mr. Smith, Mrs. Parento, Mr. Jeney, Mr. Hewko and Mr. Lyon
ABSENT: Mr. Jesuele
LEFT: Mrs. Wuebker

ESTABLISHMENT OF OFFICIAL MEETING DATES

Mr. Hewko made a motion to adopt the following list of dates for their regular scheduled Zoning Board meetings to be held at the Delran Township Municipal Building at 900 Chester Avenue at 7:15pm. Mrs. Parento seconded it. The result of the voting is as follows:

Thursday, January 19, 2017 (Reorganization)
Thursday, February 16, 2017
Thursday, March 16, 2017
Thursday, March 30, 2017
Thursday, April 20, 2017
Thursday, May 18, 2017
Thursday, June 15, 2017
Thursday, June 29, 2017
Thursday, July 20, 2017
Thursday, August 17, 2017
Thursday, August 31, 2017
Thursday, September 21, 2017
Thursday, October 19, 2017

Thursday, November 16, 2017
Thursday, November 30, 2017
Thursday, December 21, 2017
Thursday, January 18, 2018 (Reorganization)

AYES: Mr. Gonzaga, Mr. Smith, Mrs. Parento, Mr. Jeney, Mr. Hewko and Mr. Lyon
ABSENT: Mr. Jesuele
LEFT: Mrs. Wuebker

ESTABLISHMENT OF OFFICIAL NEWSPAPERS

Mr. Hewko made a motion to adopt the Burlington County Times and the Courier Post as the Delran Zoning Board’s official newspapers for 2017. Mr. Smith seconded it. The result of the voting is as follows:

AYES: Mr. Gonzaga, Mr. Smith, Mrs. Parento, Mr. Jeney, Mr. Hewko and Mr. Lyon
ABSENT: Mr. Jesuele
LEFT: Mrs. Wuebker

MINUTES

Mr. Hewko made a motion to approve the minutes from the regular meeting from 12/15/16. Mrs. Parento seconded it. The results are as follows:

AYES: Mr. Smith, Mrs. Parento, Mr. Jeney, Mr. Hewko and Mr. Lyon
ABSENT: Mr. Jesuele
ABSTAIN: Mr. Gonzaga
LEFT: Mrs. Wuebker

RESOLUTION

**Resolution # ZZ2016-10
Berk & Berk Management (Hunters Glen)
3001 Rt. 130 South
Block 9 Lot 33,34,43,44 & 45
ZZ2014-12
Final Site Plan – Phase 3**

Mr. Hewko made a motion to adopt the Resolution #ZZ2016-10. Mr. Smith seconded it. The Results are as follows:

AYES: Mr. Smith, Mrs. Parento, Mr. Jeney, Mr. Hewko and Mr. Lyon
ABSENT: Mr. Jesuele

ABSTAIN: Mr. Gonzaga

LEFT: Mrs. Wuebker

DISCUSSION

Mr. Jeney wanted to let the Board know that he had a meeting with Mr. Hatcher, Mr. Rickershouser & Mr. Reimel in reference to the Applicants final site plan which is in conjunction to the Resolution after a meeting. He wanted to clarify who would be the responsible person to check on a project after it is completed per the final plans. A discussion in previous Zoning Board meetings, they mentioned it should be the township engineer to give the ok that all was completed in order for the construction department to issue the CCO. If it is engineering, then it will be the township engineer if it is construction then it would be Mr. Rickershouser. It could be Mr. Reimel also if related to the Zoning. They stated that a checklist at the end of the resolution stating exactly what needs to be looked at in order to help them.

Question from the Board asking if we heard anything about Dunkin Donuts yet. Eileen had told me that it went back to Mr. Shaw for him to decide if he wants to come back for a full blown application.

ADJOURNMENT

Mr. Smith made a motion to adjourn at 8:30. Mr. Hewko seconded it. The results are as follows:

Motion carried with a unanimous voice vote.

Respectfully submitted,

Kathy Phillips, Secretary
Planning & Zoning