

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
JANUARY 20, 2015 – 7:00 PM**

We'll now call this meeting of the Delran Township Zoning Board to order. All meetings of this Board are held in compliance with the provisions of the Open Public Meetings Act in a resolution adopted by the Board's annual reorganization. Pursuant to the Board's resolution, public notice of this meeting has been made in the following manner:

Written notice filed with the Secretary of the Board, the Clerk of Delran Township and on the official bulletin board of the Township. Written notice has also been mailed to the official newspapers one week before the scheduled hearing. Written notice has also been mailed to all persons requesting a hearing before this Board.

ROLL CALL

Present: Mrs. Wuebker, Mr. Jeney, Mr. Jesuele., Mrs. Parento, Mr. Schultz Mr. Smith, and Mr. Gonzaga.

Professionals: William Sitzler, Esquire, Board's Esquire; Terrence Combs, PP, Board's Planner; Joseph Raday, PE, Board's Engineer; and Sheri Hannah, Board's Secretary.

REVIEW OF APPLICATIONS

PUBLIC HEARINGS

1. **Simon & Shuster Inc.**
ZZ2013-9
100 Front Street – Block 10, Lots 1, 2, 4 & 5
Use Variance

Rhonda Feld, Attorney for the applicant. The application is for an expansion, preliminary and final approval. This is a 598148sq. foot building, 520,240 sq. is warehouse, and 77,908 sq. feet is office space. This is located on Front Street. This applicant received a use variance last May for this property. They also received a variance for impervious coverage of 88.8 percent of coverage in the M1 Zone.

The M1 Zone consists of 19.55 acre.

The parking and loading zones have been redesigned.

Mrs. Feld reviews the planner's letter. The applicant will add the key map to the plan. Number 20 in the letter states that the dements ions of the South East Side needs to be added. Cart way dimensions need to be added to the plan. Deed restrictions need to be submitted. Number 25 states that easements need to be submitted. Sign and facade information needs to be submitted.

Mrs. Feld stated that the applicant will comply with all request.

Mr. Combs stated that he feels the application can be deemed complete.

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
JANUARY 20, 2015 – 7:00 PM**

Mr. Shultz made a motion to deem that application for Simon and Shuster Inc. and Mr. Jesuele Seconded.

Voted in the Affirmative: Mrs. Wuebker, Mr. Jeney, Mr. Jesuele., Mrs. Parento, Mr. Schultz Mr. Smith, and Mr. Gonzaga.

Professionals for the applicant were all sworn in by William Sitzler, Board Solicitor. Dave Shaffer, John Genovesi, Steven Burger, Tiffany Cubiello, Andrea Fernanda and Thomas Gillis.

Dave Shaffer is the CO of distribution at the prime location on Front Street. Mr. Shaffer stated that the reason for this project is because Simon and Shuster have a warehouse in Bristol PA which will be closing so they need this addition to be able to store the product from the property in Bristol. With the Bristol warehouse closing he also stated that the truck traffic to the front Street property will be considerably less, decreasing by approximately 30-35 percent. Mr. Shaffer testified that there are 535 employees at this site. 387 belong to Simon and Shuster and the other 148 belong to Lords. He also stated that this company runs 24 hours a day and that there are multi shifts. The maximum amount of employees that are on site at one time is usually 416 which are around 1PM.

EXHIBIT A-1 – Employee density population in facility.

There are 499 employees in the office space, 12 employees in the maintenance area, 12 employees in the shipping area and 12 employees in the receiving area.

There has been an issue with the parking on Front Street near the railway. Simon and Shuster put out a memo stating that the employees need to park in a more uniform manner. Since that memo the parking has been much better.

EXHIBIT A-2 – Photos of parking before and after memo to employees

John Genovesi, Engineer for the applicant.

EXHIBIT A-3 – existing conditions

EXHIBIT A-4 – Proposed conditions

The addition that is proposed is 197,009 sq. feet. The fire lane will run along Chester Ave. There will be 120 parking spaces on Front Street, 10 spaces along the front of the building and 119 spaces in the new parking lot. There will be a total of 484 parking spaces in all. The parking spaces that are proposed are 9x18.

There will be a new detention basin and 3 retention basins.

Recess: 9.04PM

Resume: 9.12PM

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
JANUARY 20, 2015 – 7:00 PM**

EXHIBIT A-5 – Landscaping Plan.

The site consist of 9 acres in the NC2 zone and has 15.7 percent impervious coverage and 19.5 acres in the M1 zone and has 83.82 percent impervious coverage.

The applicant is proposing in the M1 zone, 89.49 percent impervious coverage and in the NC2 zone, 68.86 percent of impervious coverage.

There are street trees and planting proposed in the parking areas, the basins will be 3 buffered with plantings. There will also be plantings along the front of the building.

The circulation of the property will be inbound only from Chester Ave; left off 130, from Front Street will have an in and out bound.

Mr. Combs questioned as to if there will be additional entrances so that all the parking areas will have an entrance near it. Mr. Genovisi stated that with the addition there will be 2 new entrances. He also stated that there will be more time clocks installed so that there are more places for employees to punch in.

Mrs. Cuvillo, planner for the applicant.

There are 3 variances requested, setbacks of the parking on Front street. The existing is 6.54 feet; the proposed is 6.7 feet where 20 feet is required.

On Brown Street there is a 0 setback, the proposed is 13.6 feet.

There is a variance need to allow parking in buffer of Third Street.

There are Variances for coverage requested.

In the NC2 64 percent of impervious coverage is requested and this will be without the 51 additional spaces.

In the M1 89.5 percent, increasing slightly and also this figure does not include the 51 additional spaces.

The coverage overall 81.39 percent. The original approval was for 82.7 percent so technically there is no amendment needed.

The parking variance is for 338 paved parking spaces where 466 are required, 95 would be phantom parking and 103 on street parking spaces.

Ms. Cuvillio stated that there are many improvements on this site. From the sight access, landscaping and stripping on street parking.

Mr. Combs suggested that the architectural plans need some work. He feels that the look of the building can be upgraded.

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
JANUARY 20, 2015 – 7:00 PM**

Mrs. Wuebker suggested that only a preliminary approval to be given.

Mrs. Feld stated that the applicant will be placing landscaping on property that does not belong to Simon and Shuster. All parking lots are going to be stripped. Mr. Combs stated that also sidewalks need to be discussed. Also he asked that a floor plan be submitted to the board.

Open to the public

Mr. Shultz made a motion to open to the public and Mrs. Parent seconded.

Motion passed with a unanimous voice vote.

Joe Samero – 603 Third Street, Riverside, Voiced concerns about the trucks. Asked why they could not travel River Road to Taylor's Lane?

Also, the noise from the trucks is very disturbing in the middle of the night.

The snow that will build up on the roof of the building will be blowing across the street to the point there was no visibility.

Close to the Public

The applicant will be willing to add sidewalk to Brown Street. The side walk will be 4 foot wide and with that it will raise the impervious coverage slightly.

The applicants engineer stated that the mechanicals for the building will be on the roof. The machines are 4 feet high but there will be a 3 foot power pit. The mechanicals will be placed to the middle of the roof so they will not be visible.

Mr. Combs, Board Planner, stated that he agreed with the waivers that were requested.

Mr. Shultz made a motion to grant Preliminary site plan for Simon and Shuster and Mr. Jesuele Seconded.

Voted in the Affirmative: Mrs. Wuebker, Mr. Jeney, Mr. Jesuele., Mrs. Parento, Mr. Schultz Mr. Smith and Mr. Gonzaga

2. **Berk & Berk, Hunter's Glen
Block 9.02, Lot 60.02
Route 130 South
Sign**

****Continued until the February Meeting**

Mr. Shultz made a motion to continue the application for Berk and Berk until the February 17, 2015 meeting and Mr. Smith Seconded.

Voted in the Affirmative: Mrs. Wuebker, Mr. Jeney, Mr. Jesuele., Mrs. Parento, Mr. Schultz Mr. Smith and Mr. Gonzaga.