

**DELRAN TOWNSHIP  
ZONING BOARD  
REORGANIZATION & REGULAR MEETING  
MUNICIPAL BUILDING  
JANUARY 18, 2011 – 7:00PM  
MINUTES**

The Delran Township Zoning Board reorganization and regular meeting of Tuesday, January 18, 2011, was called to order by Mr. Schultz at 7:00 pm.

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

**ROLL CALL**

Present: Mr. Gonzaga, Mr. Taylor, Mr. Hejnas, Mr. Vajapey, Mr. Kohli and Mr. Schultz.  
Absent: Mr. Newman, Mr. Pogoda and Mr. Fox.  
Professionals: Mark. Asselta, Esquire, Board's Solicitor; Terrence Combs, PP, Board's Planner; John Pettit, PE, Board's Engineer and Lynn Curry, Board's Secretary.

**INTRODUCTION OF NEW MEMBER**

Mr. Schultz introduced Voltaire Gonzaga, the new Zoning Board alternate #1 member, to the Board. Mr. Asselta administered the oath of office to Mr. Gonzaga.

At that time, the Board began their annual reorganization meeting.

**ELECTION OF OFFICERS**

1. Mr. Schultz called for nominations for the Zoning Board Chairperson. Mr. Vajapey nominated Mr. Schultz as the Zoning Board Chairperson. Mr. Taylor seconded the motion. There being no additional nominations for the position of Zoning Board Chairperson, Mr. Schultz closed the nominations. The result of the voting is as follows:

AYES: Mr. Vajapey, Mr. Taylor, Mr. Gonzaga, Mr. Hejnas and Mr. Kohli.  
NAYS: None.  
ABSTAIN: Mr. Schultz.  
The motion was carried; so ordered Mr. Schultz.

2. Mr. Schultz called for nominations for the Zoning Board Vice Chairperson. Mr. Taylor nominated Mr. Fox as the Zoning Board Vice Chairperson. Mr. Hejnas seconded the motion. There being no additional nominations for the position of Zoning Board Vice Chairperson, Mr. Schultz closed the nominations. The result of the voting is as follows:

AYES: Mr. Taylor, Mr. Hejnas, Mr. Gonzaga, Mr. Vajapey, Mr. Kohli and Mr. Schultz  
NAYS: None.  
The motion was carried; so ordered Mr. Schultz.

3. Mr. Schultz called for nominations for the Zoning Board Secretary. Mr. Vajapey nominated Mrs. Curry as the Zoning Board Secretary. Mr. Hejnas seconded the motion. There being no additional nominations for the position of Zoning Board Secretary, Mr. Schultz closed the nominations. The result of the voting is as follows:

AYES: Mr. Vajapey, Mr. Hejnas, Mr. Gonzaga, Mr. Taylor, Mr. Kohli and Mr. Schultz.  
NAYS: None.  
The motion was carried; so ordered Mr. Schultz.

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**ELECTION OF OFFICERS**

4. Mr. Schultz called for nominations for the Zoning Board Assistant Secretary. Mr. Taylor nominated Mr. Newman as the Zoning Board Assistant Secretary. Mr. Newman seconded the motion. There being no additional nominations for the position of Zoning Board Assistant Secretary, Mr. Schultz closed the nominations. The result of the voting is as follows:

AYES: Mr. Taylor, Mr. Hejnas, Mr. Gonzaga, Mr. Vajapey, Mr. Kohli and Mr. Schultz.

NAYS: None.

The motion was carried; so ordered Mr. Schultz.

5. Mr. Schultz called for nominations for the Zoning Board Solicitor. Mr. Vajapey nominated Brown & Connery as the Zoning Board Solicitor. Mr. Taylor seconded the motion. There being no additional nominations for the position of Zoning Board Solicitor, Mr. Schultz closed the nominations. The result of the voting is as follows:

AYES: Mr. Vajapey, Mr. Taylor, Mr. Gonzaga, Mr. Hejnas, Mr. Kohli and Mr. Schultz.

NAYS: None.

The motion was carried; so ordered Mr. Schultz.

6. Mr. Schultz called for nominations for the Zoning Board Engineer. Mr. Vajapey nominated Pettit Associates as the Zoning Board Engineer. Mr. Kohli seconded the motion. There being no additional nominations for the position of Zoning Board Engineer, Mr. Schultz closed the nominations. The result of the voting is as follows:

AYES: Mr. Vajapey, Mr. Kohli, Mr. Gonzaga, Mr. Taylor, Mr. Hejnas and Mr. Schultz.

NAYS: None.

The motion was carried; so ordered Mr. Schultz.

7. Mr. Schultz called for nominations for the Zoning Board Planning Consultant. Mr. Taylor nominated Adams Rehamann and Heggan as the Zoning Board Planning Consultant. Mr. Hejnas seconded the motion. There being no additional nominations for the position of Zoning Board Planning Consultant, Mr. Schultz closed the nominations. The result of the voting is as follows:

AYES: Mr. Taylor, Mr. Hejnas, Mr. Gonzaga, Mr. Vajapey, Mr. Kohli and Mr. Schultz.

NAYS: None.

The motion was carried; so ordered Mr. Schultz.

8. Mr. Schultz called for nominations for the Zoning Board Traffic Engineer. Mr. Vajapey nominated CME Associates as the Zoning Board Traffic Engineer. Mr. Taylor seconded the motion. There being no additional nominations for the position of Zoning Board Traffic Engineer, Mr. Schultz closed the nominations. The result of the voting is as follows:

AYES: Mr. Vajapey, Mr. Taylor, Mr. Gonzaga, Mr. Hejnas, Mr. Kohli and Mr. Schultz.

NAYS: None.

The motion was carried; so ordered Mr. Schultz.

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9. Mr. Schultz called for nominations for the Zoning Board Conflict/Acting Solicitor. Mr. Vajapey nominated McCrink, Kehler and McCrink as the Zoning Board Conflict/Acting Solicitor. Mr. Hejnas seconded the motion. There being no additional nominations for the position of Zoning Board Conflict/Acting Solicitor, Mr. Schultz closed the nominations. The result of the voting is as follows:

AYES: Mr. Vajapey, Mr. Hejnas, Mr. Gonzaga, Mr. Taylor, Mr. Kohli and Mr. Schultz.

NAYS: None.

The motion was carried; so ordered Mr. Schultz.

**ESTABLISHMENT OF OFFICIAL MEETING DATES**

Mr. Schultz called for the nomination of the Zoning Board official meeting dates. Mr. Hejnas made a motion to establish the following dates as the official Zoning Board regular meeting dates:

Tuesday, February 15, 2011  
Tuesday, March 15, 2011  
Tuesday, April 19, 2011  
Tuesday, May 17, 2011  
Tuesday, June 21, 2011  
Tuesday, July 19, 2011  
Tuesday, August 16, 2011  
Tuesday, September 20, 2011  
Tuesday, October 18, 2011  
Tuesday, November 15, 2011  
Tuesday, December 20, 2011  
Tuesday, January 17, 2012 (Reorganization Meeting)

He stated that the Zoning Board would also hold the following additional meetings in the event it should become necessary to handle the overflow of applications:

Tuesday, March 29, 2011  
Tuesday, May 31, 2011  
Tuesday, August 30, 2011  
Tuesday, November 29, 2011

He added that all meetings would begin at 7:00 pm and be held in the Delran Township municipal building. Mr. Taylor seconded the motion. The result of the voting is as follows:

AYES: Mr. Hejnas, Mr. Taylor, Mr. Gonzaga, Mr. Vajapey, Mr. Kohli and Mr. Schultz.

NAYS: None.

The motion was carried; so ordered Mr. Schultz.

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**ESTABLISHMENT OF OFFICIAL NEWSPAPERS**

Mr. Schultz called for the nominations of the Zoning Board official newspapers. Mr. Taylor made a motion to nominate the Burlington County Times and the Courier Post as the Zoning Board official newspapers. Mr. Hejnas seconded the motion. The result of the voting is as follows:

AYES: Mr. Taylor, Mr. Hejnas, Mr. Gonzaga, Mr. Vajapey, Mr. Kohli and Mr. Schultz.

NAYS: None.

The motion was carried; so ordered Mr. Schultz.

**AMEND THE APPLICATION TO REFLECT CHANGES**

Mr. Hejnas made a motion to amend the current Zoning Board application to reflect any changes as a result of the Board's reorganization meeting. Mr. Taylor seconded the motion. The result of the voting is as follows:

AYES: Mr. Hejnas, Mr. Taylor, Mr. Gonzaga, Mr. Vajapey, Mr. Kohli and Mr. Schultz.

NAYS: None.

The motion was carried; so ordered Mr. Schultz.

*At that time, the Zoning Board concluded their annual reorganization meeting and began their regular meeting.*

**RESOLUTIONS**

1. Harvey Berk c/o Manhattan Management  
ZZ2003-5  
3001 Route 130 South – Block 9, Lots 33, 34, 43, 44 & 45  
Preliminary Site Plan

The Board noted that the resolution for preliminary site plan was not ready to be adopted and was being continued until the next regular meeting scheduled for February 15, 2011.

2. Susan & Terrill Bohnsack  
ZZ2009-6  
74 Stoneham Drive – Block 118.03, Lot 18  
Bulk Variance

The Board noted the resolution for a bulk variance was not ready to be adopted and was being continued until the next regular meeting scheduled for February 15, 2011.

3. Manhattan Management  
ZZ2007-20  
3001 Route 130 South – Block 9, Lots 46 & 47.05; Block 9.04, Lot 4; Block 9.05, Lot 4  
Use Variance

The Board noted that the resolution for a use variance was not ready to be adopted and was being continued until the next regular meeting scheduled for February 15, 2011.

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**MINUTES**

1. Zoning Board Regular Meeting – 10/20/09

The Board noted that the Zoning Board regular meeting minutes from October 20, 2009 were not ready to be adopted and were being continued until the next regular meeting.

2. Zoning Board Regular & Reorganization Meeting – 7/20/10

The Board noted that the Zoning Board regular and reorganization meeting minutes from July 20, 2010 were not ready to be adopted and were being continued until the next regular meeting.

3. Zoning Board Regular Meeting – 12/21/10

Mr. Hejnas made a motion to adopt the Zoning Board regular meeting minutes from December 21, 2010. Mr. Kohli seconded the motion. The result of the voting is as follows:

AYES: Mr. Hejnas, Mr. Kohli, Mr. Taylor, Mr. Vajapey and Mr. Schultz.

NAYS: None.

ABSTAIN: Mr. Gonzaga.

The motion was carried; so ordered Mr. Schultz.

**BILL LIST**

(See Attached Sheet)

Mr. Taylor made a motion to approve the Zoning Board bill list for January 18, 2011. Mr. Hejnas seconded the motion. With all present voting affirmatively, the motion was carried; so ordered Mr. Schultz.

**ESCROW REFUNDS**

1. Richard May  
ZZ2005-23  
Amount \$752.00

Mr. Hejnas made a motion to approve the requested escrow refund. Mr. Kohli seconded the motion. With all present voting affirmatively, the motion was carried; so ordered Mr. Schultz.

**MATTERS FOR DISCUSSION**

1. Mr. Asselta reviewed Beth Marlin's report on solar energy, dated January 13, 2011. Mr. Vajapey made a request for numerous changes to the report. The Board agreed to consider the matter in greater details at a future meeting and will consider making a recommendation to Township Council.

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**PENDING ITEMS**

1. T-Mobile Northeast, LLC  
ZZ2010-9  
8006 Route 130 North – Block 120, Lot 4.01  
Bulk & Use Variance w/Site Plan

The Board noted that the application was currently scheduled to be considered for submission waivers at the meeting the next regular meeting and in the event the applicant should be granted their requested submission waivers the applicant will proceed with their public hearing at that time.

2. Pizza Mia, LLC  
ZZ2010-10  
77 Hartford Road – Block 120, Lot 41.01  
Use Variance

The Board noted that the application for a use variance recently submitted revised plans for review and was currently not scheduled for their public hearing.

3. Bee Dee Associates  
ZZ2010-11  
75 Hartford Road – Block 120, Lots 40 & 40.02  
Amended Subdivision

The Board noted that the application for an amendment subdivision was currently certified as an incomplete submission and was not scheduled for a public hearing at this time. Mrs. Curry stated that when she last spoke to the applicant he indicated that he was going to be out of town for a couple of months.

4. Liberty Towers  
ZZ2010-14  
28 Conrow Road – Block 177, Lot 16.02  
Use Variance & Site Plan

The Board noted that the applicant had recently submitted revised plans for review and was currently not scheduled for their public hearing.

5. DCB Auto, Inc.  
ZZ2011-1  
8000 Route 130 North – Block 120, Lot 8  
Use Variance

The Board noted that the application was recently submitted and was currently being reviewed for completeness by the professional staff and was not currently scheduled for their public hearing.

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**ADJOURNMENT**

There being no further business to discuss, Mr. Taylor made a motion to adjourn the Zoning Board meeting of January 18, 2011 at 8:30 pm. Mr. Vajapey seconded the motion. With all present voting affirmatively, the motion was carried; so ordered Mr. Schultz.

Respectfully submitted,

Lynn Curry, Secretary  
Zoning Board

**Delran Township**  
**Zoning Board of Adjustment**  
**Bill List**  
 January 18 2011

<b>Budget Bills</b>			
<b>Vender</b>	<b>Description</b>	<b>Invoice #</b>	<b>Amount</b>
Brown & Connery	Misc. Services	108015	\$912.00

<b>Escrow Accounts</b>				
<b>Vender</b>	<b>Applicant</b>	<b>File #</b>	<b>Invoice #</b>	<b>Amount</b>
Brown & Connery	Telecom Transport	ZZ2009-10	108014	\$80.00
Brown & Connery	T-Mobile	ZZ2010-9	108018	\$208.00
Brown & Connery	Pizza Mia	ZZ2010-10	108019	\$16.00
Brown & Connery	Bee Dee	ZZ2010-11	108020	\$64.00
Brown & Connery	Delran Fire Company #2	ZZ2010-12	108021	\$224.00
Brown & Connery	T-Mobile	ZZ2010-9	108024	\$96.00
Adams Rehmann & Heggan	Delran Fire Company #2	ZZ2010-12	41640	\$635.00
Adams Rehmann & Heggan	T-Mobile	ZZ2010-9	41639	\$750.00
Pettit Associates	Telecom Transport	ZZ2009-10	3135	\$630.00
Pettit Associates	T-Mobile	ZZ2010-9	3141	\$496.25
Pettit Associates	Pizza Mia	ZZ2010-10	3136	\$60.00
Pettit Associates	Liberty Towers	ZZ2010-14	3137	\$690.00