

**DELRAN TOWNSHIP  
ZONING BOARD OF ADJUSTMENTS  
REGULAR MEETING  
MUNICIPAL BUILDING  
MAY 21, 2013 – 7:00 PM  
MINUTES**

The Delran Township Zoning Board of Adjustments regular meeting of Thursday, May 21, 2013, was called to order by Mr. Gonzaga at 7:30pm 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. Fox Mr. Gonzaga, R. Hejnas, Mr. Kohli, and Mr. Myers Mr. Schultz

**Absent:** Ms. Parento, Ms. Smith and Mr. Taylor

**Professionals:** Mr. Sitzler, Boar Solicitor, Mr. Hall, Board Engineer and Mr. Combs, Board Planner

**PUBLIC HEARINGS**

**1. Judith Matthews**

**ZZ2013-4, 21 Echo Court, Block 115, Lot 4.01, Variance**

This matter is continued until the June 17, 2013 meeting due to incompleteness.

**Mr. Shultz made a motion to continue this application until the June 17, 2013 meeting and Mr. kohli seconded.**

**Voted in the Affirmative:** Mr. Fox Mr. Gonzaga, R. Hejnas, Mr. Kohli, Mr. Myers and Mr. Schultz.

Ms. Parent joined the meeting at 7:25PM

**2. Raymond Skorny**

**ZZ2013-2, 822 Perry Road, Block 156, Lot 7, setback variance**

Walter Croft, representative for the applicant and Raymond Skorny swore in by William Sitzler, Board Solicitor.

Mr. Croft stated this application was for a side yard setback variance so that an addition can be added to the rear of the house. The side yard setback will be 17.6 feet where 35 are required. The addition will be for Mr. Skorny's disabled sister. The addition will consist of a bedroom, bathroom and living area. The sister now lives in another rental that Mr. Skorny has to pay for. This addition will allow him to car for his sister and not have so much expense.

Mr. Croft also states that the lot is of odd shape. There is a 150 feet easement in the rear of the property for PSE&G.

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The addition is being placed so that it does not block any windows on the second floor. Also the door for the bedroom is an existing door that Mr. Skorny wants to utilize. Mr. Skorny stated that he bought this property as a foreclosure and has not yet moved in due to renovations being done.

**OPEN TO THE PUBLIC**

No comment from the public

Mr. Fox made a motion to close the public portion and Ms. Pratero seconded.

Motion passed unanimously

**Mr. Shultz made a motion to approve the variance for a side yard setback of 17 feet and Mr. Hejnas seconded.**

**Voted in the Affirmative:** Mr. Fox Mr. Gonzaga, R. Hejnas, Mr. Kohli, Mr. Myers, Ms. Parento and Mr. Schultz.

**3. Terry Gamble**

**ZZ2013-3, 67 Stewart Ave, Block 3, Lot 32.03**

**Variance**

Terry Gamble was sworn in by William Sitzler, Board Attorney.

Ms. Gamble stated that this application is for a side yard setback variance. Ms. Gamble purchased this home in August of 2012 and wants to construct a deck that would be 9.7 feet from the property line on one side and 8.93 feet on the other side where 10 feet is required. The house is a raised rancher that the first level is below grade by 2-3 feet. The main entrance is on the second level. There is a landing that exists and the deck will be added onto that landing. There is an existing concrete walkway on the side of the house where the existing landing is. This landing is not consistent with the concrete walkway. Mr. Combs, Board Planner questioned the height of the existing landing. Ms. Gamble stated she was not sure of the exact height but believes it is 7-8 feet.

Ms. Gamble testified that the deck will not be visible from the street.

Mr. Sitzler explained that the deck would have to be built to code and will require all necessary approvals.

**OPEN TO THE PUBLIC**

No comment from the public.

Mr. Fox made a motion to close the public portion and Mr. Shultz seconded.

Motion passed unanimously.

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**Mr. Fox made a motion to approve the variance for the 2 side yard setbacks and Mr. Kohli seconded.**  
**Voted in the Affirmative:** Mr. Fox Mr. Gonzaga, R. Hejnas, Mr. Kohli, Mr. Myers, Ms. Parento and Mr. Schultz.

**MINUTES**

**October 16, 2013**

**Mr. Fox made a motion to adopt the minutes from the October 16, 2012 meeting and Ms. Parento seconded.**  
**Ayes: 5**  
**Nays: 0**  
**Abstained: 1**

**November 20, 2012**

**Mr. Fox made a motion to adopt the minutes from the November 20, 2012 meeting and Ms. Parento seconded.**  
**Ayes: 6**  
**Nays: 0**  
**Abstained: 0**

**January 15, 2013**

**Mr. Fox made a motion to adopt the minutes from the January 15, 2013 meeting and Mr. Kohli seconded.**  
**Ayes: 6**  
**Nays: 0**  
**Abstained: 0**

**February 19, 2013**

**Mr. Shultz made a motion to adopt the minutes from the February 19, 2013 meeting as amended and Mr. Myers seconded.**  
**Ayes: 6**  
**Nays: 0**  
**Abstained: 0**

**March 13, 2013**

**Mr. Hejnas made a motion to adopt the minutes from the October 16, 2012 meeting as amended and Mr. Myers seconded.**  
**Ayes: 5**

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**Nays: 0**

**Abstained: 1**

**BILL LIST**

The bill list will be tabled until the June 18, 2013 meeting.

**PENDING**

**Hyperion Tree service**

Terry Combs, Board Planner, stated that he spoke with the Fire Marshall in regard to the two driveways and the Fire Marshall has agreed to the two drives. Also stated was that their escrow is low. Terry also stated that some trees need to be added to the plans. Some clearing of the site has been done but to his knowledge Hyperion is not utilizing the property.

Mr. Combs also discussed other properties within the vicinity of Hyperion that the properties need to be cleaned up. The applicants of these properties have prior approvals but not site plan approvals to be able to operate.

Mr. Combs testified that the zoning officer needs to address these enforcement issues.

**ADJOURNMENT**

There being no further business to discuss, Ms. Parento\_ made a motion to adjourn the Delran Township Zoning Board of Adjustments regular meeting of May 21, 2013, at 8:36 pm. Mr. Fox seconded the motion. With all present voting affirmatively, the motion was carried; so ordered Mr. Gonzaga.

Respectfully submitted,

Sheri Hannah  
Planning Board