

**DELRAN TOWNSHIP  
ZONING BOARD  
REGULAR MEETING  
MUNICIPAL BUILDING  
MARCH 9, 2015 – 7:15 PM SPECIAL MEETING**

**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.

**PUBLIC HEARINGS**

**Simon & Shuster Inc.**

**ZZ2013-9**

**100 Front Street – Block 10, Lots 1, 2, 4 & 5**

**Final Site Plan**

Steve Berger and Daniel Margolis were sworn in by William Sitzler, Board Solicitor.

Mrs. Rhonda Feld, attorney for the applicant, recapped the last meeting where Simon and Shuster received Preliminary approval.

Mr. Genovese, engineer for the applicant, reviewed the revised plan. He stated that they removed the parking and retention basin from the Southwesterly side. He also testified that a storm sewer was added. The phantom parking on Brown and Third remains. The employee parking on Brown Street had been reconfigured. With the reconfiguration the original amount of parking spaces was 60 spaces but now that is down to 55, 9X18 spaces.

**Exhibit A-10- Brown Street Parking.**

There is some 90 degree parking but most of the spaces are at an angle.

Board traffic engineer agreed with the angled parking.

Mr. Genovese also stated that there will be a sidewalk in the front of the building. The Chester Ave parking area, the main drive Isle will be 24 feet wide.

There has been a fire lane added on the side of Chester Ave. This fire lane will be 20 feet wide and three fire hydrants have also been added.

With all of these changes the impervious calculations have changed. At preliminary, the impervious coverage was at 83.1 percent. At final the impervious coverage is at 81.5 percent.

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In the NC 2 Zone at the preliminary hearing was 68.86 percent, with the elimination of the parking area at Third and Chester, the impervious coverage is at 63.9 percent.

In the M-1 Zone at the preliminary hearing, the impervious coverage was 89.49, now it is at 89.6 percent. Both with reductions.

Andrew Fernanda, Traffic Engineer for the applicant. Mr. Fernanda stated that the applicant was considering making the sidewalks four feet wide, but after a conversation with the county, they required the sidewalks to remain at five feet wide. He also stated that the county requested a turning analysis.

**Exhibit A-11- Revised landscaping**

Mr. Berger, Landscape architect for the applicant, stated that there will be additional screening along Third Street. There will be Street trees planted along Chester Ave. They will consist of Norwegian Spruce and Evergreens.

**Exhibit A-12 – revised architectural**

**Exhibit A-13 – rendering of new building**

**Exhibit A-14 – Material Board**

Mr. Berger reviewed the materials that will construct the new building. There will be red brick with some of the areas painted with light and medium grey and light tan.

David Shaffer of Simon and Shuster wanted to insure the board that they would do whatever possible that the board would request, as long as they would not have to rebid the project.

**Mr. Schultz made a motion to grant final site plan and Mr. Jeney Seconded.**

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

**OPEN TO THE PUBLIC**

**Joann Lettis – 3<sup>rd</sup> Street.**

Mrs. Lettis stated that when Simon and Shuster came to meet with the residence she had requested that they put up a fence on Brown Street. She stated that they did add the fence. She said that she was quite pleased with them.

**ADJOURNMENT**

**Mr. Shultz made a motion to adjourn at 9:05PM and Mr. Jeney Seconded.**

**Motion passed with a unanimous voice vote.**

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**CALL TO ORDER**           The meeting was called to order at 7:20PM.

**ROLL CALL**

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

**Absent:** Mrs. Wuebker, Mr. Schultz

**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.

**PUBLIC HEARINGS**

**Shailesh Doshi  
Block 118.03, Lot 7  
28 Inverness Drive  
Bulk Variance**

Barry Much of Much Construction, builder for the applicant, explained how the applicant was previously at the board and wanted to request the 8 foot setback but because the notice was written incorrectly only 10 feet could be discussed. With that Mr. Doshi is requesting the additional 2 feet setback. This would be for a 15 x 12 three season room. As discussed at the previous meeting the reason for the enclosure is due to Mrs. Doshi has severe allergies and cannot be outside so this way she can be able to enjoy more of their back yard.

**Mr. Gonzaga made a motion to grant the additional 2 foot variance and Mr. Jesule Seconded.**

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

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

Michael McKenna, attorney for the applicant, requested that the application be held till the next month due to there only being five members.

**Mr. Gonzaga made a motion to carry the application to the next meeting and Mr. Jeney Seconded.**

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

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**Manhattan Management  
Phase III Final  
Block 9, Lots 33,34,43,44 and 45  
Route 130 South**

**AND**

**Manhattan Management  
Phase II, Final Amendment  
ZZ2003-5  
Block 9, Lots 33,34,43,44 and 45  
Route 130 South  
(A&B)**

Mr. McKenna, Attorney for the applicant.  
Thomas Scangarello, Planner for the applicant

Mr. Scangarello stated that there have been changes in management and with the market change there have been changes with the project. He also stated that they are looking for direction from the board on how they will proceed. In Phase 2 a compliance plan needs to be made but again with direction from the board. In phase 3 the current plan is to have the units detached, not attached like the other phases. There will be 11, (2) bedroom units and 4, (2) bedroom units and 4 (1) bedroom units. There would be only a one way drive isle. They feel this would allow more space. With the request of the Fire Marshall, the drive isle had to be widened to 25 feet.

**Exhibit A-1 – approve preliminary site plan**

Mr. Scangarello showed on the exhibit that the pavement in the preliminary is going to be reduced in the final to be able to have more landscaping. The parking will not be 90 degree, it will actually be 60 degree but still with the one way access. The lighting that is proposed is lighting on the building. The applicant does not want to have free standing lighting. Mr. Scangarello stated that they will do a lighting test so as if the wall lighting is not enough they will install the free standing lights. The landscaping in the previous plans is the intent of the applicant for Phase 2 and 3.

**Recess 7:46  
Resume 7:50**

Chris Warren from the Alaimo Group went over his letter.

Mr. Scangarello stated that the basin that is projected will be landscaped. He said that they would work with the professionals to define the plan. The material they plan to plant will grow quickly. There will be a fence placed around the basin.  
Also the 5 units that were dropped in Phase 2 will be picked up in Phase 3.

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Mr. Scangarello stated that the applicant wishes to do a lighting test on Phase One to see if standalone lighting will be needed because if not the applicant wishes to not have to have it in Phase 2 or 3.

**\*\* No action taken**

**AJ Real Holdings LP (Billows Electric)  
Block 9, Lots 41.06, 41.07 and 41.08  
1813 Underwood Blvd  
Outside storage**

Gary Perkasio, Attorney for the applicant. Mr. Perkasio testified that the applicant is seeking a variance to be able to have outside storage. Billows Electric leases the warehouse from AJ Holdings. This property is located in the M1 zone where outside storage is not permitted.

Mark Malinowski, Planner for the applicant and Bob White were sworn in by Mr. Sitzler, Board attorney.

Mr. Malinowski stated that the outside storage that is requested will not create any detriment to the surrounding area because it is in an industrial park. In the outside storage area will be conduit and piping. He also stated that the conduit will only be stacked three rolls high.

**Exhibit A-1 Arial view of Site.**

Bob White, Chief Operations Officer for billows Electric.

Mr. White testified that there are 19 locations for Billows Electric in New Jersey and Pennsylvania. The hours for this site will be 5AM to 7PM. There will be no counter sales. In this building will be approximately 100-120 employees. There will be 60 office workers, 25 warehouse workers and 25 drivers. There will be 12 (26foot) box trucks on site.

Mr. Combs, Board Planner suggested that if there was not going to be a fence around this outside area, would the applicant consider a painted line to delineate the area. Mr. White said they agree.

**Mr. Jesule made a motion to grant the variance for outside storage and Mr. Jeney  
Seconded.**

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

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**RESOLUTIONS**

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

**Mr. Gonzaga made a motion to memorialize the resolution for preliminary site plan for Simon and Shuster and Mr. Jeney Seconded.**

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

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

**Mr. Jesule made a motion to memorialize the resolution for Final Site plan for Simon and Shuster and Mr. Gonzaga Seconded.**

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

**ZZ2014-08  
Bee Dee Associates  
ZZ2012-3  
73 & 79 Hartford Road – Block 120, Lots 40 & 42.01  
Bulk & Use Variances Certificate of a Nonconforming Use, Amended Site Plan**

**Mr. Gonzaga made a motion to memorialize the resolution for bulk variances and certificate of a non-conforming use and amended site plan and Mr. Jesule Seconded.**

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

**ADJOURNMENT**

**Mr. Jesule made a motion to adjourn at 10:01PM and Mr. Jeney Seconded.  
Motion passed with a unanimous voice vote.**