

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
March 19, 2013 – 7:00 PM
MINUTES**

The Delran Township Zoning Board regular meeting of Tuesday, April 17, 2012, was called to order by Mr. Gonzaga at 7:00pm 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: Ms. Parento, Mr. Gonzaga, R. Hejnas, Mr. Taylor, Ms. Smith and Mr. Myers

Absent: Mr. Fox, Mr. Kohli and Mr. Schultz

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

PUBLIC HEARINGS

Hyperion Tree Service, Inc.

ZZ2012-11

27-29 Hartford Road- Block 120.07, Lots 32 and 32

Use variance, Minor Subdivision (consolidate lots), preliminary and Final Site Plan

Mr. Sitzler, Attorney for the Board swore in witnesses.

John Clark, Attorney for the applicant, stated that this application is for a use variance and for minor subdivision, combining lots 32 and 33, of Block 120.07. The address is currently 27 and 29 Hartford Road. Jeff Fazler of Fazler Engineering reviewed the requested waivers.

1. Property owners be stated on the plans, Mr. Fazler stated that they will be on the final plans.
2. The new lot and block numbers, to be submitted after approval
3. Providing floor plans for the existing residential Dwellings.

Mary Parento made a motion to grant the waivers as presented and Marlowe Smith seconded.

Roll Call: Mrs. Parento, Mr. Gonzaga, Mr. Hejnas, Mr. Taylor, Mr. Smith and Mr. Myers.

A-1 site plan.

Mr. Fazler stated that the existing property is 2 residential properties the applicant wishes to combine the two lots into one create a contractor yard for Hyperion tree service with one of the dwellings to remain.

The existing 2 parcels have their own access and Hyperion wants to keep both driveways for the trucks to access. The applicant is proposing a 500 gallon fuel tank to fuel the work trucks. The fuel tank will be above ground and it will be a double walled tank.

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Hyperion has large bucket trucks, and larger vehicles and chipping equipment. The storage of the trucks will be stored in the rear of the property, this area will be stone. The applicant proposes to build a 50x80 pre-engineered building for storage and maintenance of trucks. 400 square feet will be office space and IT closet and bathroom.

A-2- picture of building

The building will have a corrugated roof, hunter green in color. Sides are corrugated metal, tan in color, and doors will be tan also. The new 50x80 building will have 2 over head doors which will be an access thru way, on the rear elevation there will be 2- 14x14 overhead door and 1- 12x10 overhead door. The right side will be for storage, and front right side will be an office space. The elevation plans show rectangles on the roof, they are panels to let in light. There are 4 light fixtures on the building. 1 pole light near fuel tank, 1 on residential home. 2 pole mounted along the drive.

Mr. Fazler stated that because this is a contractor yard, specific parking is not required. We will have specific parking for the office and the employees. Trash will be properly managed. Hyperion will be installing an enclosure. In the northwesterly section of the property.

The parking lot will be covered with a tar chip material. This is a less expensive material. The front 40 feet the entrances will be asphalt new sidewalk in front of new buildings and extend concrete walks around the residential dwelling. The applicant will be adding a 5 foot sidewalk that will run along the front that will connect to the adjacent properties.

The reason for keeping the one residential property is to have revenue coming into the business to try to recoup some of the cost encured from the site plan. The dwelling will either be a residence or rented as office space. Whichever the board prefers.

An inlet will have to be created in the middle of the parking lot so that the runoff will run into the basin. This system will have an overflow that will run into a swale. This will only occur in a 100 year storm.

A-3 Grading Plan

A-4 lighting and landscaping plan

The applicant will be installing 5 cypress trees to screen the parking lot, also additional landscaping will be done along the front of the property.

Hyperion proposes to construct a monument sign. The sign will be 12ft 4in wide by 5ft 6 high. It will have a concrete base with piers that will have the owners logo located in the center. The actual logo area is 5x9.

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The sign is situated in the front yard between the two drives, also a sign will be placed on the front of the new building.

There are not any sight triangle issue with placing the sign where proposed.

John Pagenkopf, professional planner, of Pagenkopf Design.

Mr. Pagenkopf discussed the use variance for the contractor yard.

The applicant is requesting the following variances:

1. 40.65 feet front yard where 50 is required
2. When the two parcels are consolidated the side yard setback will be 43.25, where 50 are required.
3. Requesting 79 percent of clearing where the maximum is 70 percent.
4. Requesting a 10 feet setback for the parking lot where 50 is required.
5. Requesting to install an 8 foot fence where 6 foot is permitted. The 8 foot fence will provide more security.
6. Requesting to place the sign 3 feet from the street, where 10 foot is required.

Mr. Pagenkopf stated that the positive criteria are the space, economic development and the jobs it will create for the community.

Mr. Pagenkopf also stated that there will not be any wood splitting or chipping on the site or large piles of mulch or dirt.

There are two existing driveways. The applicant feels that there is a need for both due to the traffic from the work truck. The lower drive is in only and the other driveway will be the out only. This will allow the traffic to the yard be able to circulate.

Tom Holmbeck stated that there will only be two, 4 man crews working from the site. This location will be the primary location for this business. Mr. Holmbeck also stated that he and Mr. Berardi are owner operators of this business. He testified that there will not be any commercial line clearing done. Also no chipping, chopping wood or selling wood on the premises. Mr. Holmbeck stated that the business hours are 7:30AM to 5:00PM.

Mr. Combs, Board Planner reviewed his letter. Mr. Combs stated that there were a few screening concerns and has agreed to work with the applicant to come up with better screening and buffering.

Open to the Public

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Paul May- Business owner along Hartford Road Does not want to see a sign constructed larger than his sign.

Close public portion

1. Paul Hajnes made a motion to deny the variance for the free standing sign and Mrs. Parento seconded.

Aye: Mrs. Parento, Mr. Gonzaga, Mr. Hejnas
Nay
Abstained: Mr. Taylor, Mr. Smith, Mr. Myers
Motion Dead

2. Mr. Hajnes made a motion to approve outside storage and Mr. Smith seconded.

Aye: Mrs. Parento, Mr. Gonzaga, Mr. Hejnas, Mr. Taylor, Mr. Smith and Mr. Myers
Nay:
Motion passed

3. Mr. Hejnas made a motion to approve a variance for lot size and Mr. Smith seconded.

Aye: Mrs. Parento, Mr. Gonzaga, Mr. Hejnas, Mr. Taylor, Mr. Smith and Mr. Myers
Nay:
Motion passed

4. Mr. Hajnes made a motion to approve 79 percent of clearing and Mr. Myers seconded.

Aye: Mrs. Parento, Mr. Gonzaga, Mr. Hejnas, Mr. Taylor, Mr. Smith and Mr. Myers
Nay:
Motion Passed

5. Mr. Taylor Made a motion to approve a variance for the use and Mr. Smith seconded.

Aye: Mrs. Parento, Mr. Gonzaga, Mr. Hejnas, Mr. Taylor, Mr. Smith and Mr. Myers
Nay:
Motion passed

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6. Mr. Hajens motioned to table the variance for the two driveways until further discussion and Mr. Taylor seconded

Aye: Mrs. Parento, Mr. Gonzaga, Mr. Hejnas, Mr. Smith and Mr. Myers

Nay:

Abstained: Mr. Taylor

Motion passed

7. Mr. Hejnas made a motion to approve an 8 foot chain link fence and Mrs. Parento seconded.

Aye: Mrs. Parento, Mr. Gonzaga, Mr. Hejnas, Mr. Taylor, Mr. Smith and Mr. Myers

Nay:

Motion passed

8. Mr. Hejnas made a motion to approve the variance for the parking side yard setback.

Aye: Mrs. Parento, Mr. Gonzaga, Mr. Hejnas, Mr. Taylor, Mr. Smith and Mr. Myers

Nay:

Motion passed

9. Mr. Smith made a motion to approve a front and side yard setbacks as outline in the zoning chart and Mr. Hejnas seconded.

Aye: Mrs. Parento, Mr. Gonzaga, Mr. Hejnas, Mr. Taylor, Mr. Smith and Mr. Myers

Nay:

Motion passed

10. Mr. Hejnas made a motion to deny the variance for the free standing sign and Mrs. Parento seconded

Aye: Mrs. Parento, Mr. Gonzaga, Mr. Hejnas,

Nay:

Abstained: Mr. Taylor, Mr. Smith and Mr. Myers

11. Mr. Smith made a motion to approve a variance for tar and chip material to be used versus asphalt and Mrs. Parento seconded.

Aye: Mrs. Parento, Mr. Gonzaga, Mr. Hejnas, Mr. Taylor, Mr. Smith and Mr. Myers

Nay:

Motion passed

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12. Mr. Hejnas made a motion to approve the variance for lighting in the rear parking and Mrs. Parento seconded.

Aye: Mrs. Parento, Mr. Gonzaga, Mr. Hejnas, Mr. Taylor, Mr. Smith and Mr. Myers

Nay:

Motion passed

13. Mr. Hajnes made a motion to approve preliminary approval with conditions of no stock piling of materials, no chipping on site and the trash enclosure doors are solid.

Aye: Mrs. Parento, Mr. Gonzaga, Mr. Hejnas, Mr. Taylor, Mr. Smith and Mr. Myers

Nay:

Motion passed

Bill List

Mr. Hajnes made a motion to approve the bill list and Mrs. Parento seconded.

With a voice all was in favor.

Motion passed.

ADJOURNMENT

There being no further business to discuss, Mr. Hejnas made a motion to adjourn the Delran Township Zoning Board regular meeting of March 18th 2013, at 10:45 pm. Mr. Smith seconded the motion. With all present voting affirmatively, the motion was carried; so ordered Mr. Gonzaga.

Respectfully submitted,

Sheri Hannah
Zoning Board