

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
MAY 15, 2012 – 7:00 PM
MINUTES**

The Delran Township Zoning Board regular meeting of Tuesday, May 15, 2012, was called to order by Mr. Fox at 7:00pm in the Delran Township municipal building.

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

ROLL CALL

Present: Mr. Smith, Mr. Kohli, Mr. Hejnas and Mr. Fox.

Absent: Mrs. Parento, Mr. Harley, Mr. Gonzaga and Mr. Taylor

Mr. Vajapey arrived to the meeting at 7:05pm.

Professionals: Mark Asselta Esquire, Board's Solicitor; and Lynn Curry, Board's Secretary

PUBLIC HEARINGS

1. Scott & Linda Mayes
ZZ2012-4
35 Dartmouth Drive – Block 104, Lot 15
Bulk Variance

The following witness was sworn in to testify before Board:

1. Scott Mayes, Applicant

Mr. Mayes indicated that he was proposing to remove the existing above ground pool and construct a new "L" shaped deck in the rear yard. He suggested that the proposed deck would be setback approximately 10' further from the property than the pool was. He reminded the Board that he obtained a variance to construction the addition to his home. He noted that his property was an irregularly shaped corner lot and he had a limited amount of space in his rear yard. He indicated that the deck would have stairs that would lead down to the existing paver walkway.

Mr. Mayes testified that the property adjacent to his has an inground pool with an approximately 8' high wall fence. He noted that he has a 6' wooden stockade fence in his rear yard. He indicated that he was unable to see into his neighbor's yard from his yard. He stated that his deck would have a height of approximately 3'.

Mr. Mayes requested that the following item be marked as evidence:

Exhibit "A-1" – Marked up drawing showing proposed deck location from Google Earth

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PUBLIC HEARINGS

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ZZ2012-4
(Continued)

Mr. Mayes stated that the proposed step railing for the deck would be setback approximately 17 1/2' from his existing fence. He indicated that the fence was located approximately 6" from the property line. He testified that he measured the setback at several locations and the closest setback that was measured was 17'.

He suggested that his property was the lowest property in the area and the water runoff would drain towards his house. He stated that he has previously had issues with water in his basement as a result of the drainage. He indicated that he wanted to leave the yard as a grassy area as opposed to pavers or stone in hopes that it may improve the drainage issues on his property, which could be easier accomplished by constructing a deck that would allow for water runoff and adequate drainage. He agreed to eliminate the original steps for the deck in an effort to improve the drainage situation. He added that if he does eliminate the steps he would slightly enlarge the deck however it would not change the overall setback of the deck.

At that time, Mr. Fox opened the meeting to the public for any comments or questions concerning this application. There being nobody present from the public to testify on this application, Mr. Fox closed the public portion of the application.

There was some discussion on whether the requested 17' setback would be adequate to accommodate the applicant given the irregular shape of the lot and the proposed dimensions of the deck. Mr. Mayes suggested that if the Board were to grant a setback for 15' there would not be any issues of exceeding the setback.

Mr. Hejnas made a motion to approve the variance to permit the construction of a deck with a rear yard setback of 15'. Mr. Vajapey seconded the motion. The result of the voting is as follows:

AYES: Mr. Hejnas, Mr. Vajapey, Mr. Smith, Mr. Kohli and Mr. Fox.

NAYS: None.

The motion was carried; so ordered Mr. Fox.

MATTERS FOR DISCUSSION

1. Annual Report On Variances & Fee Schedule Report

Mrs. Curry indicated that she not completed her list of final recommendations on the proposed fee schedule to present to the Board. She suggested that the Board could take action on the annual report if everyone was acceptable and continue the discussion on the fee schedule report until a future meeting.

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MATTERS FOR DISCUSSION

1. Annual Report On Variances & Fee Schedule Report
(Continued)

Mr. Hejnas made a motion to approve the annual report and continue the discussion on the fee schedule report. Mr. Smith seconded the motion. The result of the voting is as follows:

AYES: Mr. Hejnas, Mr. Smith, Mr. Vajapey, Mr. Kohli and Mr. Fox.

NAYS: None.

The motion was carried; so ordered Mr. Fox.

RESOLUTIONS

1. New Cingular Wireless PCS, LLC (AT&T)
ZZ2011-6
8006 Route 130 South – Block 120, Lot 4.01
Bulk & Use Variance w/Site Plan & Submission Waivers

Mr. Kohli made a motion to adopt the resolution granting the requested bulk and use variance along with site plan and certain submission waivers. Mr. Hejnas seconded the motion. The result of the voting is as follows:

AYES: Mr. Kohli, Mr. Hejnas and Mr. Smith.

NAYS: None.

ABSTAIN: Mr. Vajapey and Mr. Fox.

The motion was carried; so ordered Mr. Fox.

MINUTES

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

The Board noted that the regular meeting minutes from October 20, 2009, were not ready to be adopted and were being continued until the next regular meeting scheduled for June 19, 2012.

2. Zoning Board Regular Meeting – 3/20/12

The Board noted that the regular meeting minutes from March 20, 2012, were not ready to be adopted and were being continued until the next regular meeting scheduled for June 19, 2012.

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3. Zoning Board Regular Meeting – 4/17/12

Mr. Hejnas made a motion to adopt the Zoning Board regular meeting minutes from April 17, 2012. Mr. Kohli seconded the motion. The result of the voting is as follows:

AYES: Mr. Hejnas, Mr. Kohli and Mr. Smith.

NAYS: None.

ABSTAIN: Mr. Vajapey and Mr. Fox.

The motion was carried; so ordered Mr. Fox.

BILL LIST

(See Attached)

Mr. Hejnas made a motion to approve the Zoning Board bill list for May 15, 2012. Mr. Smith seconded the motion. The result of the voting is as follows:

AYES: Mr. Hejnas, Mr. Smith, Mr. Vajapey, Mr. Kohli and Mr. Fox.

NAYS: None.

The motion was carried; so ordered Mr. Fox.

PENDING ITEMS

1. R.D.M.D.
ZZ2011-9
23 Hartford Road – Block 120.07, Lot 31
Bulk & Use Variance w/Site Plan

The Board noted that the applicant submitted revised plans, which were currently being reviewed for completeness and this matter was not currently scheduled for a public hearing before the Board.

2. Bee Dee Associates
ZZ2012-3
73 & 79 Hartford Road – Block 120, Lots 40 & 42.01
Bulk & Use Variances, Certificate of Nonconforming Use, Amended Subdivision & Amended Site Plan

The Board noted that the application for bulk and use variances, a certificate of nonconforming use, an amended subdivision and amended site plan was currently being reviewed for completeness and was not currently scheduled for a public hearing before the Board.

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PENDING ITEMS

3. T-Mobile Northeast
ZZ2012-5
Parry Road – Block 147, Lot 33
Bulk & Use Variance w/Minor Site Plan

The Board noted that the application for a bulk and use variance along with a minor site plan was currently being reviewed for completeness and was not currently scheduled for a public hearing before the Board.

ADJOURNMENT

There being no further business to discuss, Mr. Hejnas made a motion to adjourn the Delran Township Zoning Board regular meeting of May 15, 2012, at 7:36 pm. Mr. Smith seconded the motion. With all present voting affirmatively, the motion was carried; so ordered Mr. Fox.

Respectfully submitted,

Lynn Curry, Secretary
Zoning Board

Delran Township
Zoning Board of Adjustment
Bill List
 May 15, 2012

Budget Bills			
Vender	Description	Invoice #	Amount
Brown & Connery	Misc. Services	129462	\$838.76

Escrow Bills				
Vender	Applicant	File #	Invoice #	Amount
Brown & Connery	Bee Dee Associates	ZZ2010-11	129446	\$48.00
Brown & Connery	Manhattan Management	ZZ2011-2	129448	\$64.00
Brown & Connery	New Cingular Wireless	ZZ2011-6	129499	\$32.00
Brown & Connery	Communication Infrastructure	ZZ2011-8	129454	\$16.00
Brown & Connery	RDMD	ZZ2011-9	129455	\$96.00
Brown & Connery	Fynan	ZZ2011-14	129457	\$176.00
Brown & Connery	Resurrection Parish	ZZ2012-1	129459	\$1,056.00
Brown & Connery	Dredge Harbor	ZZ2011-15	129460	\$400.00
Adams Rehmann & Heggan	Resurrection Parish	ZZ2012-1	45071	\$946.25
Pettit Associates	Bee Dee Associates	ZZ2010-11	3668	\$30.00
Pettit Associates	New Cingular Wireless	ZZ2011-6	3669	\$60.00
Pettit Associates	Communication Infrastructure	ZZ2011-8	3670	\$120.00
Richard Alaimo Associates	Hunters Glen - Site Plan	ZZ2003-5	66771	\$273.50