

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
JULY 17, 2014 – 7:15 P.M.**

The Delran Township Zoning Board of Adjustments regular meeting of Tuesday, May 20, 2014, was called to order by Mr. Gonzaga at 7:15 pm, 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: Mrs. Wuebker, Mr. Jeney, Mr. Jesuele, Mr. Myers, Mrs. Parento, Mr. Smith, Mr. Schultz and Mr. Gonzaga.

Absent:

Professionals: William Sitzler, Esquire, Board's Esquire; Terrence Combs, PP, Board's Planner; Joseph Raday, PE, Board's Engineer; Bryan Hall, PE, Board's Acting Engineer; and Sheri Hannah, Board's Secretary.

PUBLIC HEARINGS

**Victor & Jennifer Fernandes
ZZ2014-5
322 Ithaca Avenue – Block 32, Lot 16
Bulk Variance – Front yard Setback**

Mr. Fernandes stated that he renovated his entire house and wishes to extend the front porch. The setback on the opposite side will be 23 feet. The porch will extend 2 feet in front of the garage. Mrs. Wuebker stated that she rode by the property and after viewing the property and other adjacent properties she feels that there will not be any negative impact on the neighborhood.

A1- 4 photos of adjacent properties with extended porches.

Mr. Fernandes stated that his contractor made a mistake in measurement when constructing the porch and that is the reason of the extension. The porch is already constructed.

Mrs. Wuebker stated that she felt that the 35 foot front yard setback is somewhat unrealistic for that area.

Mr. Shultz made a motion to grant the bulk variance for a front yard setback of 23 feet where 35 is required and a side yard setback of 9.5 feet where 10 is required.

Voted in the Affirmative: Mr. Jesuele, Mr. Myers, Mrs. Parento, Mr. Smith, Mr. Schultz and Mr. Gonzaga.

Ronald & Nancy Rosati

Mr. Snow, attorney for the applicant.

Mr. Rosati sworn in by Mr. Sitzler

Mr. Snow stated that Mr. Rosati wishes to build a 14x40 garage in the rear of the property. The variance that is required is for a side yard setback. The applicant is proposing 8 feet where 15 feet is required.

Exhibit A-1 – Architectural

Exhibit A-2 – pamphlet of pre-fabricated garage.

Mr. Snow stated that he feels this will not have any adverse effect on the community. Mr. Rosati testified that there are 5 other properties on his block with the same type of structures. Also Mr. Rosati stated that there will not be any business conducted out of the garage. There will 24 feet behind the garage. The property behind that garage is vacant.

Mr. Shultz made a motion to grant the variance for a side yard setback of 8 feet where 15 feet is required.

Voted in the Affirmative: Mr. Jesuele, Mr. Myers, Mrs. Parento, Mr. Smith, Mr. Schultz and Mr. Gonzaga.

** Recess 7:55Pm

**Resume 8:01PM

Bee Dee Associates

ZZ2012-3

73 & 79 Hartford Road – Block 120, Lots 40 & 42.01

Bulk & Use Variances Certificate of Nonconforming Use, Amended Site Plan

Mr. Pinto, attorney for the applicant

Mr. Sam Renuro, Engineer for the applicant.

Mr. Pinto stated that some of the comments in Mr. Combs, board planner's letter are design waivers. Also he feels that Number 4, 5, 6 and 8 of the list of variances are pre – existing and the applicant cannot change.

Mr. Renuro testified that there will be mulch and stone stored on lot 40 and that the trucks for the operation will be stored on lot 42.01. (There are small dump trucks, 3-4 equipment trailers that are 30 feet long.)

B-1 Photos of site.

In variance number 7 it discusses the fence. Mr. Renuro stated that the fence is existing and is 6 feet high.

The fence proposed behind Pizza Amore will be white vinyl 6 foot in height also.

B-2 Photo of back of pizza shop

Mr. Renuro stated that there will be additional landscaping done that the planner has recommended. Also the applicant is not adding any additional lighting so they are requesting a design waiver.

As far as the sidewalk Mr. Renuro stated that the other side of the street does have sidewalk but the side of the street that this parcel is located does not and with that the applicant does not wish to add sidewalk.

There has been a reduction of 25 -27 percent in impervious coverage.

Mr. Hall, Board Engineer stated that he agrees with the storm water management.

There was a comment in the planner's letter in regard to lot consolidation. The applicant does not want to consolidate in case he decides to sell some of the property at a later time.

Mr. Combs inquired about the three parking spaces shown on the plan on the Hartford Road side. Mr. Gaskill, property owner, stated that those spaces are for Bill's Truck Service. When Bill finishes repairing trucks he parks them there for pick – up. Usually they are picked up after hours and his lot is closed so that is the need for those spaces.

B-3 Photo of Bill's Truck Service sign

Mr. Pinto stated that in the letter is a recommendation to add split rail fence to delineate the utilized area on the property. The applicant feels that the stone area is sufficient.

Mr. Sitzler suggested that a time limit be put in place for the completeness of the project.

Mr. Smith made a motion to carry this application to the August 19, 2014 meeting and Mr. Jeney Seconded.

Motion passed with a unanimous voice vote.

RESOLUTIONS

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

Mr. Shultz made a motion to memorialize the resolution for the Simon & Shuster and Ms. Parento Seconded.

Motion passed with a unanimous voice vote.

MINUTES

Zoning Board Regular Meeting – 2/18/14 and 3/18/2014.

Mr. Myers made a motion to approve the minutes from the February 18, 2014 and the March 18, 2014 meeting and Mr. Jeney Seconded.

Motion passed with a unanimous voice vote.

MATTERS FOR DISCUSSION

1. Front Street Parking

Mr. Sitzler stated that he spoke with Rhonda Feld, attorney for Simon and Shuster and she stated that the applicant wants to get back in front of the board as soon as possible to finish the application.

ADJOURNMENT

**Mr. Smith made a motion to adjourn at 11:15PM and Ms. Parento Seconded.
Motion passed with a unanimous voice vote.**