

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
JULY 17, 2012 – 7:00 PM
MINUTES**

The Delran Township Zoning Board regular meeting of Tuesday, July 17, 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. Myers, Mrs. Parento, Mr. Smith, Mr. Taylor, Mr. Kohli, Mr. Hejnas and Mr. Fox.
Absent: Mr. Pauli and Mr. Gonzaga.
Professionals: Mark Asselta, Esquire, Board's Solicitor; Terrence Combs, PP, Board's Planner, Bryan Hall, PE, Board's Engineer; and Lynn Curry, Board's Secretary.

MATTERS FOR DISCUSSION

1. Dredge Harbor Yacht & Basin
ZZ2012-6
67 St. Mihiel Drive – Block 1, Lots 6.01 & 32
Minor Subdivision
Request for Submission Waivers

Douglas Heinold, the attorney for the applicant requested that the following witnesses be sworn in to testify before the Board:

1. John Pagenkopf, Applicant's Planner/Architect
2. Rakesh Darji, Applicant's Engineer

Mr. Hejnas made a motion to grant the requested submission waivers. Mr. Taylor seconded the motion. The result of the voting is as follows:

AYES: Mr. Hejnas, Mr. Taylor, Mr. Myers, Mrs. Parento, Mr. Smith, Mr. Kohli and Mr. Fox.
NAYS: None.

The motion was carried; so ordered Mr. Fox.

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The Board noted that the application was now considered to be complete and the applicant could proceed with their public hearing.

PUBLIC HEARINGS

1. Dredge Harbor Yacht & Basin
ZZ2012-6
67 St. Mihiel Drive – Block 1, Lots 6.01 & 32
Minor Subdivision

Mr. Heinold requested that the following additional witnesses be sworn in to testify before the Board:

1. William Parsons, Applicant
2. Tammie Parsons Savidge, Applicant

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

Mr. Taylor made a motion to approve the requested site plan. Mr. Hejnas seconded the motion. The result of the voting is as follows:

AYES: Mr. Taylor, Mr. Hejnas, Mr. Myers, Mrs. Parento, Mr. Smith, Mr. Kohli and Mr. Fox.

NAYS: None.

The motion was carried; so ordered Mr. Fox.

2. R.D.M.D.
ZZ2011-9
23 Hartford Road – Block 120.07, Lot 31

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Bulk & Use Variance w/Site Plan

Kimberly Sutton, the attorney for the applicant requested that the following witnesses be sworn in to testify before the Board:

1. Grant Lewis, Engineer
2. Lawrence Gariano, Commercial Specialist
3. Mario DiCamillo, Applicant
4. Rocco DiCamillo, Applicant

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

Mr. Taylor made a motion to grant the requested use variances, bulk variances and site plan subject to the following conditions:

1. Parking of tree service vehicles stops
2. Widen the on driveways
3. Applicant obtaining the required tank permits
4. Compliance with the Fire Official's recommendations
5. Removal of signage
6. Lighting study
7. Installing sidewalk

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8. Updated trees
- 9.

Mr. Smith seconded the motion. The result of the voting is as follows:

AYES: Mr. Taylor, Mr. Smith, Mr. Myers, Mrs. Parento, Mr. Kohli, Mr. Hejnas and Mr. Fox.

NAYS: None.

The motion was carried; so ordered Mr. Fox.

MINUTES

1. Zoning Board Regular Meeting Minutes – 3/20/12

The Board noted that the regular Zoning Board meeting minutes from March 20, 2012, were not ready to be adopted and were being continued until the next regular meeting scheduled for August 21, 2012.

2. Zoning Board Regular Meeting Minutes – 6/19/12

Mr. Smith made a motion to adopt the Zoning Board regular meeting minutes from June 19, 2012, subject to the correction being made to page 4 to remove Mr. Fox as abstaining from the vote on adoption of the resolution for the Annual Report. Mr. Kohli seconded the motion. The result of the voting is as follows:

AYES: Mr. Smith, Mr. Kohli, Mrs. Parento, Mr. Taylor and Mr. Fox.

NAYS: None.

ABSTAIN: Mr. Myers and Mr. Hejnas.

The motion was carried; so ordered Mr. Fox.

ESCROW REFUNDS

1. Manhattan Management
ZZ2007-20
Amount Requested: \$1,042.89

The Board noted that the escrow refund was previously postponed from the meeting on June 19, 2012 due to an issue with delinquent escrow for another account on the same property. Mrs. Curry indicated that the outstanding escrow for the other account was paid by the applicant.

Mr. Hejnas made a motion to approve the escrow refund in the amount of \$1,042.89. Mrs. Parento seconded the motion. The result of the voting is as follows:

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AYES: Mr. Hejnas, Mrs. Parento, Mr. Myers, Mr. Smith, Mr. Taylor, Mr. Kohli and Mr. Fox.
NAYS: None.
The motion was carried; so ordered Mr. Fox.

BILL LIST

(See Attached Sheet)

Mr. Taylor made a motion to approve the Zoning Board bill list for July 17, 2012. Mr. Hejnas seconded the motion. The result of the voting is as follows:

AYES: Mr. Taylor, Mr. Hejnas, Mr. Myers, Mrs. Parento, Mr. Smith, Mr. Kohli and Mr. Fox.
NAYS: None.
The motion was carried; so ordered Mr. Fox.

PENDING ITEMS

1. 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 & Amended Subdivision

The Board noted that the application was certified as an incomplete submission and they were waiting for the applicant to address their completeness issues before this matter is scheduled for a public hearing.

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

The Board noted that the application was currently being reviewed for completeness by the Board's professionals and was not currently scheduled for a public hearing.

ADJOURNMENT

There being no further business to discuss, Mr. Taylor made a motion to adjourn the Delran Township Zoning Board regular meeting of July 17, 2012, at 10:30 pm. Mr. Smith seconded the motion. With all present voting affirmatively, the motion was carried; so ordered Mr. Fox.

Respectfully submitted,

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Lynn Curry, Secretary
Zoning Board