

**DELRAN TOWNSHIP  
ZONING BOARD  
REGULAR MEETING  
MUNICIPAL BUILDING  
August 19, 2014 – 7:15 P.M.**

**OPEN PUBLIC MEETINGS ACT**

**The Delran Township Zoning Board of Adjustments regular meeting of Tuesday, August 19, 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, Mrs. Parento, Mr. Schultz and Mr. Gonzaga.  
**Absent:** Mr. Jesuele. , Mr. Smith

**Professionals:** William Sitzler, Esquire, Board's Esquire; Terrence Combs, PP, Board's Planner; and Sheri Hannah, Board's Secretary.

**PUBLIC HEARINGS**

- 1. 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. Pinto, Attorney for the applicant, submitted a letter to carry the application to the September 16, 2014 meeting.

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

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

**RESOLUTIONS**

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

**Mr. Jeney made a motion to memorialize the resolution for Victor & Jennifer Fernandez and Mrs. Wuebker Seconded.**

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

2. Christopher Rosati  
ZZ2014-6  
77 Stecher Avenue – Block 80, Lot 48.03  
Bulk Variance

**Mr. Jeney made a motion to memorialize the resolution for Christopher Rosati and Mr. Shultz Seconded.**

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

## MINUTES

1. **Zoning Board Regular Meeting – 12/17/13**

**Mr. Shultz made a motion to approve the minutes from the December 17, 2014 meeting as presented and Ms. Parento Seconded.**

**Voted in the Affirmative:** Mr. Gonzaga, Ms. Parento and Mr. Shultz

2. **Zoning Board Regular Meeting – 4/21/2014**

**Mr. Jeney made a motion to approve the minutes from the April 21, 2014 meeting as presented and Mrs. Wuebker Seconded.**

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

2. **Zoning Board Regular Meeting – 5/20/2014**

**Mr. Shultz made a motion to approve the minutes from the May 20, 2014 meeting as presented and Mr. Jeney Seconded.**

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

\*Mrs. Wuebker had concerns with the July 15, 2014 minutes and asked that they be amended to reflect that it is her comments that the Bee Dee application is not consistent with the Master plan and felt that it does not meet the intent and purpose of the Master Plan of the agricultural use.

3. **Zoning Board Regular Meeting - 7/15/2014**

**Mr. Shultz made a motion to approve the minutes from the July 15, 2014 as amended meeting as amended and Mrs. Wuebker Seconded.**

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

**EXECUTIVE SESSION**

**At 8:15PM Mr. Shultz made a motion to enter into executive Session and Mr. Jeney Seconded. Voted in the Affirmative: Mrs. Wuebker, Mr. Jeney, Mrs. Parento, Mr. Schultz and Mr. Gonzaga**

**EXECUTIVE SESSION RESOLUTION NO. 2014-05**

Where it was necessary to discuss possible Litigations.  
Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes will be made public.

WHEREAS, it is necessary to discuss possible litigation involving the Township of Delran or Delran Township Zoning Board of Adjustments; and

WHEREAS, questions dealing with possible litigation is a proper subject of exemption under the Open Public Meetings Act; and

WHEREAS, the Delran Township Zoning Board of Adjustments desires to close this portion of the meeting to consider the aforementioned matters.

NOW, THEREFORE, BE IT RESOLVED that the portion of the meeting dealing with the aforementioned matters shall be closed to the public and the results of the discussions held under the closed sessions shall be made available to the public at such early a time as possible.

**At 8:42PM Mr. Jeney made a motion to re-enter into regular session and Mrs. Parento Seconded  
Motion passed with a unanimous voice vote.**

**ADJOURNMENT**

**Mr. Jeney made a motion to adjourn at 8:50PM and Mrs. Parento Seconded.  
Motion passed with a unanimous voice vote.**