

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
OCTOBER 15, 2013 – 7:00 PM
MINUTES**

The Delran Township Zoning Board regular meeting of Tuesday, October 15, 2013, 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: Mr. Fox, Mr. Myers, Mr. Kohli, Mr. Gonzaga, and Ms. Parento.

Absent: Mr. Starke, Mr. Schultz, Mr. Smith and Mr. Jesuele.

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

RESOLUTIONS

PUBLIC HEARINGS

**Mr. Jesuele joined the meeting at 7:15PM.

**Route 130 Empire LLC
Route 130 South and Carriage Lane
Block 9, Lot 75 and Block 9.03, Lot3
Minor Subdivision and Preliminary Site Plan**

Dennis Germano, attorney for the applicant stated that his applicant was back to the board to finish the application for preliminary site plan.

Robert Stout, Engineer for the applicant.

Mr. Stout stated that there were some revisions done to the original plan. One of the drive thru has been eliminated. The two drive thru restaurants have been condensed into one building with a retail store in the center. There will be a bakery on one side, a Chipotles' on the other end. The chipotles' will have outdoor seating, approximately 20 feet along the side of the building. Mr. Stout also testified that the parking spaces have been reduced. The required parking is 118, and 129 is proposed, with front end parking also.

There will be one main access off Route 130.

The dumpster areas have been consolidated.

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The loading areas have been increased so that it does not interfere with the circulation. There will be striping in the loading areas.
A bike rack has been added. Also sidewalk connections have been added for foot traffic.

A-1 Color rendering of site
A-2 Color rendering of entire site

Mr. Stout stated that the impervious coverage will be 64.24%, where 60% is allowed so a variance is required.
Another variance will be front yard set-back. This site will be the same as the other sites along Route 130
A variance is required for the slip rail fence that will be placed around the basin which is technically in the front yard.

Mr. Hall, board engineer stated that most of his comments from the original letter have been addressed. Mr. Hall requested that the loading area be stripped. Also Mr. Hall testified that Handicapped space d need to be shown on the plan.

Mr. Combs, board planner stated that he would like to see screening for the parking area. There will not be any trees in the parking lot on the current plan. He would like to see some ornamental tree in the islands. Also Mr. Combs stated that the lighting on Carriage Lane needs to be looked at to see if additional lighting is needed on that side of the site. Mr. Combs suggested eliminating the 11 spaces along the travel lane and expanding the walkway.

Mr. Stout stated that the additional shrubs that Mr. Combs requested, he feels are not necessary along Carriage Lane. The main focal point is along Route 130. Also that he feels that shade trees are not necessary also. Mr. Combs explained that the shade trees will break up the parking lot.

Mr. Stout stated that the sidewalk along Carriage Lane that the boards professional is a large expense and probably will never be used.

Mr. Fox stated that he was comfortable with the requested variances but thinks there is a need for the sidewalk.

Mr. Stout testified that he is more than willing to work with the board planner on the buffering if the site.

Open to the public

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John Cabianca lives behind 2nd and Chestnut Street. Had comments in regard to the Simon and Shuster application. Mr. Sitzler, board attorney advised him that the applicant will be in front of the board in December.

Close to the public

Mr. Schultz made a motion to grant a variance to allow 64.24 % of impervious coverage and Mr. Fox seconded.

Voted in the Affirmative: Mr. Fox, Mr. Mr. Gonzaga, Kohli, Mr. Myers, Ms. Parento, Mr. Smith, Mr. Shultz and Mr. Jesuele.

Mr. Fox made a motion to grant a variance for a fence to place around the basin and Mr. Jesuele seconded.

Voted in the Affirmative: Mr. Fox, Mr. Mr. Gonzaga, Kohli, Mr. Myers, Ms. Parento, Mr. Smith, Mr. Shultz and Mr. Jesuele.

Mr. Fox made a motion to grant a variance for parking and Mr. Jesuele seconded.

Voted in the Affirmative: Mr. Fox, Mr. Mr. Gonzaga, Kohli, Mr. Myers, Ms. Parento, Mr. Smith, Mr. Shultz and Mr. Jesuele.

Mr. Fox made a motion to grant preliminary site plan and to include the sidewalks and additional plantings and Mr. Jesuele seconded.

Voted in the Affirmative: Mr. Fox, Mr. Mr. Gonzaga, Kohli, Mr. Myers, Ms. Parento, Mr. Smith, Mr. Shultz and Mr. Jesuele.

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Mr. Fox made a motion to approve the regular meeting, amended minutes, from the September 17, 2013 meeting as amended and Mr. Jesuele Seconded.

Ayes: 7

Nays; 0

BILL LIST

Mr. Fox made a motion to approve the bill list and Mr. Myers Seconded.

Ayes: 7

Nays; 0

MATTERS FOR DISCUSSION

Harvey Berk c/o Manhattan Management

ZZ2012-9

3001 Route 130 South- Block 9, Lots 33,34,43,44 and 45

Final Site Plan

No new business for discussion

ZZ2013-3

Bee Dee Associates

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

Bulk and use variance, certificate of non- conforming USE, AMENDED Subdivision & Amended Site Plan

**** Requested to be held until the November meeting.**

ZZ2013-09

Simon & Shuster Inc.

100 Front Street

Block 10, Lot 1, 2, 4 and 5

**** Requested to be held until the December meeting.**

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ADJOURNMENT

There being no further business to discuss, Mr. Fox made a motion to adjourn the Delran Township Zoning Board regular meeting of October 15, 2013, at 8:09pm and Ms. Parento seconded. With all present voting affirmatively, the motion was carried; so ordered Mr. Gonzaga.

Respectfully submitted,

Sheri Hannah, Secretary
Zoning Board