

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
NOVEMBER 18, 2014 – 7:15 P.M.**

The Delran Township Zoning Board of Adjustments regular meeting of Tuesday, November 18, 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., Mrs. Parento, Mr. Schultz and Mr. Gonzaga.
Absent: Mr. Smith,

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.

RESOLUTIONS

- ZZ2014-08**
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

****Carried until the December 16, 2014 meeting**

- ZZ2014-09**
2. **Fat Albert's Billiards, LLC**
4000 Route 130 North
Block 107, Lot 2 & 2.01
Variance

****Carried until the December 16, 2014 meeting**

PUBLIC HEARINGS

1. **Red Lobster Restaurant**
Block 9.02, Lot 60.02
Route 130 South
Sign

Mr. Jesuele made a motion to carry the application to a future date and Mr. Jeney Seconded.

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

**2. Thomas and Karen Davis
Block 58, Lot 22.01
1003 Oak Ave
Bulk Variance**

Thomas Coleman, attorney for the applicant.

Mr. Davis sworn in by William Sitzler, Board Attorney.

Mr. Coleman stated that this application is for 3 bulk variances. lot area, front yard, rear yard setbacks. The purchase of this lot is based on if the applicant receives an approval from the board. Mr. Davis stated that he has been a lifelong resident of Delran. He would like to build his own home. He believes that this Cape Cod style home will fit in with the neighborhood. Mr. Davis likes the neighborhood and also his daughter's family live down the street.

This lot is only 13,000 where 15,000 are required. The front to the street is 30 feet where 35 are required. The rear is 29 feet, with the deck it will be 23 feet. Mr. Davis stated that this is a very diverse neighborhood. He feels that this will not create any detriment to the neighborhood. Mr. Coleman stated that this is a C-2 variance.

Mrs. Wuebker asked what is to the back of the property and will there be an impact on it. Mr. Davis stated that there are woods to the rear of his property. Mr. Davis stated that this home will have 3 bedrooms. The deck on the rear will be 3 feet off the ground. There is not a sidewalk proposed.

Mr. Combs, Board Planner stated that he has reviewed this application and see no issues with this application.

Mr. Gonzaga testified that he passes by this parcel every day and thinks that this will be a nice addition to the neighborhood.

Open to the public

Megan Jack – Her husband owns the property behind this parcel. Stated that she does not have objections to this application. Mrs. Jack also stated that this is a very diverse but great neighborhood. She feels that this home will be in keeping with the neighborhood.

Closed to the Public

Mr. Schultz made a motion to grant the bulk variance for front, back and lot area. After all testimony, this will be a positive addition and Mrs. Wuebker seconded.

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

Open to the public

No comment from the pul

ADJOURNMENT

**Mr. Schultz made a motion to adjourn at 7:56 PM and Mr. Jeney Seconded.
The motion passed with a unanimous vote.**