

ZONING MEETING
DELRAN TOWNSHIP
NOVEMBER 20, 2012

Zoning Board meeting called to order by Chairman Harry Fox at 7:00 pm.

Meeting is being held in accordance with the Public Meetings Act and meetings were listed in newspaper of the Township and posted on the bulleting board at the Clerk's office.

Roll Call: Harry Fox, Mary Parento, Voltaire Gonzaga, Fred Kohli, Paul Hejnas, Ronald Taylor, Marlowe Smith were present. Brian Hall, Zoning Board Engineer and Terrence Combs, Zoning Board Planner.

First item on the agenda is an application for a car port at the residence of Barbara Posch. Mr. Fox stepped down from this discussion as he is related to the applicant.

Mrs. Posch was present and was called upon to be sworn in. Barbara Posch, 105 Hartford Road in Delran was sworn in. Mrs. Posch asked for a zoning variance for a car port in her driveway so she can keep her car in it and be safe from the elements. Mrs. Posch had a picture of an open sided carport size 18' by 21' made of aluminum and steel. Carports are permitted in the A-1 zone which is permitted but the carport would be 6" from the neighboring survey and the stipulation is 15'. There is an existing concrete driveway and the car port would be placed on the existing driveway. Mrs. Posch did not need a use variance but would need a bulk variance (C variance). Mrs. Posch explained that the nearest neighbor driveway is not next to her driveway. The neighbor had notice of the carport and has no problem with the carport.

The meeting was open to the public and no one came forward. The public portion was closed. All the notices were reviewed and properly sent and no mail came back as undeliverable. The Board agreed that all notices were sent properly.

A motion was made by Mary Parento to accept the application and was seconded.

Roll Call: Mary Parento, Mr. Gonzaga, Mr. Kohli, Mr. Hejnas, Mr. Taylor, and Mr. Smith all voted yes. Motion was approved.

The applicant Bee Dee's 2012-3 is looking for submission waivers. Mr. Joseph Pinto on behalf of Bee Dee is present asking for waivers. Bee Dee's planner is present as well as the applicant. Some of the problems were resolved with Mr. Coombs. Samuel Renauro is a licensed professional planner and engineer in NJ. Mr. Renauro was sworn in. An overview was provided as it is not a public hearing. No decision will be made this evening. The applicant is here because they have not submitted certain items that are on the site plan variance check list (submission requirements). Once everything is complete they will be brought back for a hearing. The applicant wants to ask for a waiver of certain requirements. In 2004 the applicant was before the Board and obtained a sub-

division of the salon lot. At that time the application did not include the big lot on the right hand side of the drawing. Approval was given for the salon lot and that subdivision was conveyed to the owner of the salon. The applicant is now proposing a site plan that encompasses both the original lot and the bigger lot that was not part of the original subdivision. The application is for modification of the original approval to relocate the entrance of the existing truck repair facility and the addition of another use on the property which is a landscaper use on the property which at the time was deemed incomplete and the application expired. The original application approved a residence on the left hand side and that could stay in use as a residence. This applicant now wants to continue the use as a residence, continue the truck repair business and the addition of the landscaper use and there are some changes with the access. They are expanding on the previous application. Basically they are asking instead of having a paved lane for access for fire and to the truck repair and the construction of a gravel road restricted to fire access only because the hydrants are close by. The Fire Officials have approved what is proposed and the gravel would be sufficient. The entrance would now be moved for truck repair business. The house has its own driveway and would not be affected. One of the reasons for moving the driveway is because of the telephone pole which would be cost prohibitive to move. The landscaper would park their trucks on the property.

The applicant stated they would agree with 10, 12, 21, 24 and 25. They are asking for a waiver of #36 as there are no grading changes. The survey is sufficient and they can have a waiver on that. Number 40 Mr. Coombs and the applicant should provide the location of lights and direction. That can be provided. The Board does not want any residents in the area to be impacted. No. 41 the applicant said that no landscaping was proposed. This will be something to be addressed during the design review. Again the Board does not want the residents to be impacted and landscaping might be needed. No. 42 the applicant will provide location of trash enclosures. No. 45 and the idea will be Lot 42.01 which is the larger site and again they are using the entrance off of Hartford Road but the proposed landscape business will not be using Lot 42.01 for storage. The applicant will show where the number of parking spaces for the landscaping trucks and that the drive way will be delineated and turn around areas will be shown. No. 45 will be withdrawn as they will provide that information. No. 49 request a partial waiver and they will determine how many trucks and how often will they enter. The board can then determine if they need more information. Bee Dee is looking for a hearing in January of 2013 with the amended plans.

This is a hearing for waivers and the Board would need to agree that the Salon is not applicable as ownership. There are three waivers that Bee Dees' is looking for at this time. This is not a public hearing on the application so it will not be open up to the public. The Salon will be listed in the 200' notices.

There were a few questions and one of them was about the fire access road and it was determined that the packed stone would be for fire access only. This would support the weight of the trucks. The Board decided that if the Fire Marshall gave his approval to the access road then the Board would be fine with it too. The Fire Department would give their position in writing.

A motion was made granting the waivers as discussed. Ron Taylor made the motion to grant the waivers and the second to the motion was made by Paul Hejnas.

ROLL CALL: Harry Fox, Mary Parento, Paul Hejnas, Ron Taylor, Marlowe Smith, Fred Kohli all voted yes. The Motion was approved.

Pending items; Bee Dee Associates is finished. Harvey Berk is incomplete and they will try to get on the December agenda. Hyperion Tree Service is still incomplete.

There was no other business to discuss and the meeting was adjourned.

Respectfully submitted,

Adele Meiluta