

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING MINUTES
MUNICIPAL BUILDING
DECEMBER 15, 2015 – 7:15 PM**

OPEN PUBLIC MEETINGS ACT

The Delran Township Zoning Board regular meeting of Tuesday, December 15, 2015 was called to order by Mr. Gonzaga at 7:15pm, in the Delran Township Municipal Building.

The Open Public Meeting Act Announcement was read by Mr. Gonzaga and the Pledge of Allegiance was performed.

ROLL CALL

Present: Mr. Gonzaga, Mr. Schultz, Mr. Smith, Mr. Jeney, Mr. Jesuele, Mrs. Wuebker (joined 8:30 p.m.) & Mr. Lyon.

Absent: Mrs. Parento & Mr. Hewko.

Professionals: Eileen Fahay, Esq. Board Solicitor; Terry Combs, PP, Board's Planner; Joseph Raday, PE, Board's Engineer.

NEW BUSINESS

D'Amico Properties, LLC
12 Norman Ave.
Block 8, Lot 26
Application ZZ2015-09
Minor Site Plan Application

Jeffrey Snow, Attorney representing John D'Amico of D'Amico Properties, LLC for a Minor Site Plan approval. Back in May he was issued a use variance on the property from the Board. Applicant now wants to make it a private not public repair and storage facility with a minor office for his Limousine Company First Class Limo in Willingboro. Along with a 520 square ft. efficiency apartment in a portion of the 2nd floor.

One of the provisions that was made was about parking. On the left hand side of the lot it would have 6 spots plus a handicap space. On the other side will be 9 parking spaces not counting handicap space, one will be designated for resident upstairs. Left side of lot for larger vehicles and the right side for the smaller vehicles & for the approximately 2 employees that will need to park due to fact they will be there most of day during the week.

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Any employees driving the Limo's during the day will have their own vehicle parked there until they return the Limo and leave for the evening. All vehicles will be inside of gate on the lot. There will be no street parking for that property.

Mr. John D'Amico, owner of First Class Limousine was sworn in from Ms. Fahay our attorney to be able to answer questions that the Board will be asking. When they came before the Board back in May it was stated that they will have the efficiency apartment, a portion of the second floor & that will be part of the use of the building. The Fire Official's letter stated that the apartment will be inspected by the Building Code Official's office to make sure all building codes will be followed before anyone can reside in that apartment.

Mr. Snow stated that the fence has been there for a very long time. Mr. D'Amico is looking to put an electronic gate which would roll open and closed without driver needing to leave car in street to get out of car to close and open gate. In order to do that, he is looking to move just the gate opening down to the left looking at the building allowing it to be feasible for pulling in larger Limos into the parking spots. It was recommended by the Planner, Mr. Combs that the fence be moved in 6' towards the building to allow for landscaping along the sidewalk of Norman Avenue. Doing so will reduce the amount of spaces needed to have conducive conditions for the use of his business. It was discussed about being a chain link fence with red & white slats making it look more of a commercial use in a residential area. Possibly replacing the chain link with a solid vinyl fence on the side on Norman Avenue. If not a solid vinyl fence then maybe a solid canvas covering that would be more of an attractive appearance. Maybe even replacing existing slats with solid color ones.

It was decided after discussion that the applicant beautify the fences appearance with new material covering the chain link fence. Putting a solid fence could be very expensive and not even sure that an electronic rolling fence could be done with that particular fencing at opening. They will present a few options to the professionals and at that time they will review & decide on applicant's options for which will be the most aesthetically pleasing within the judgement of our professionals. If the material chosen starts to become derelict thru-out the years then the township will enforce the ordinance code and make him replace materials to make appearance presentable in that residential area. They agreed to put decorative stone along outside of fence for a better appearance.

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Mr. Combs suggested that the larger vehicles that exceed the height of the fence be parked closer to the building so they will have less visual impact from Norman Ave.

It was stated that when they start the interior office & apartment, that they will get appropriate permits thru the Construction Department and provide them with all required documents in order to obtain permits.

There will be no site signage for the building or freestanding signage added to property. Also, no additional lighting required. Owner will take any trash thru out the day with him & dispose at his commercial site.

Any mechanical repairs will be done at reasonable hours so it will not disturb the residence in the neighborhood. There is a noise ordinance in the township which they will have to abide by.

It is required for owner to use a soap for washing the cars that is environmentally safe due to the amount of runoff.

Let the record show that Mara Wuebker just joined the meeting at 8:30

OPEN TO THE PUBLIC

No comments from the public.

Mr. Schultz made a motion to grant applicants request for a site plan approval along with the associated variance's subject to the conditions discussed and agreed to by the applicant as set forth by the professionals and Mr. Jesuele seconded it.

Voted in the Affirmative: Mr. Gonzaga, Mr. Schultz, Mr. Smith, Mr. Jeney, Mr. Jesuele, Mrs. Wuebker & Mr. Lyons

Absent: Mrs. Parento & Mr. Hewko

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NEW BUSINESS 2ND APPLICANT

Dredge Harbor Yacht Basin
67 St. Mihiel Drive
Block 1, Lot 32
Application ZZ2015-07
Site Plan Waiver/Use Variance Residential Structure

Charles Petrone, Attorney for Dredge Harbor Yacht Basin, Inc. is looking for an approval to allow applicant to replace the old existing residential trailer that has been there for over 50 years with a new residential single family dwelling. The dwelling will be occupied year round so they are asking for a use variance being that the limit is 30 days occupancy limitation in the Harbor District. No other improvements other than the new residential dwelling so they are looking for waivers for submission requirements identified in the Board Planners letter as well as a waiver submission of the formal site plan.

Owner of the property is replacing the trailer with a new 2 bedroom home for their daughter to occupy so she can have her own home. She currently lives at the Marina now. She is a manager at the Marina and is an integral part of the business with hopes that she will one day take over the family business and keep it running for many years to come.

William Parsons one of the owners of the Dredge Harbor Marina for over 75 years was sworn in testifying that the trailer which they are replacing has been on that property for over 50 years. It is next to the 300 year old farm house now occupied by his mother & other daughter who helps the mother out. Mr. & Mrs. Parsons and their son currently live above the tackle shop. Mr. Parsons' sister is co-owner of Dredge Harbor and also lives in a dwelling which has been there for over 50 years. All of the family members live on the Marina property year round. Having family members on site are for emergency purposes also. If anything would go wrong anytime night or day there would be enough people to pitch in and help with the emergency.

The trailer is currently sitting on a 50' X 20' concrete pad. The dwelling proposed will be replaced with an approximate 46'-10" x 20' structure. Reason to replace it is because the current one is very old & requires a lot of work. Putting a new single 2 story, 2 bed 2 bath home will be a nicer appearance which will tie in to the exterior of the farm house with everything new that will be there for a long time. They will be tying into the existing utilities including the septic system on the property. Dredge Harbor has a private trash company for all trash removal.

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The Fire Chief & Deputy Chief meet with Mr. Parsons to discuss access of the fire truck should there be a need for it. They agreed that they will remove the 10' of fencing on each side of the driveway in order to have a truck get thru. The existing opening will need to be widen at the turn of the driveway along with concrete pads to support the outriggers of the ladder truck. According to the fire department that would be acceptable in place of widening the whole road due to the fact that there is an underground septic tank and they had concerns of installing a road over it. The owner will take care of and comply with the Fire Chief and what he requested.

Mr. Combs was talking about deferring the site plan waiver and not granting it till we hear back from the DEP and what they stipulate on their letter. He also said that when a letter was issued back in November that it would be nice if their professional got back with them on their comments & concerns so they could have addressed his response before the hearing. According to Mr. Petrone a call was made to Mr. Combs office right after he received his review letter but he stated that he did not receive a return call from Mr. Combs. At this point, our professionals will wait to hear back from Dredge Harbor after they receive the letter from DEP. Our professionals will then review the letter and plans and request a time for owner to re-present to the Board again without further public notice for a site plan waiver approval.

OPEN TO THE PUBLIC

No comments from the public at this time.

Mr. Schultz made a motion to grant the use variance with a restriction for the proposed property to only be occupied by a family member or caretaker/employee. Mr. Jesuele seconded it.

Voted in the Affirmative: Mr. Gonzaga, Mr. Schultz, Mr. Smith, Mr. Jeney, Mr. Jesuele, Mrs. Wuebker & Mr. Lyons

Absent: Mrs. Parento & Mr. Hewko

DISCUSSION

There was a discussion brought up by our Planner, Mr. Combs stating that whenever an applicant is ready to present to the board, that they be fully prepared and not show up with no one to properly represent them in this matter.

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They discussed the fact that maybe we should have a special meeting to review the Zoning submission application & discuss what needs to be updated according to the ordinance. It was also stated that a further discussion on this matter will take place at our annual reorganization meeting as to when we can set a firm date and time.

RESOLUTION

**Cellco Partnership (Verizon)
Block 9 - Lot 46.01
2925 Rt. 130 South
ZZ2015-05**

Mr. Shultz made a motion to memorialize the Cellco Partnership (Verizon) resolution from the October meeting and Mr. Jesuele seconded it.

Voted in the Affirmative: Mr. Gonzaga, Mr. Schultz, Mr. Jeney, Mr. Jesuele, & Mr. Lyons

Absent: Mrs. Parento & Mr. Hewko
Abstain: Mr. Smith & Mrs. Wuebker

MINUTES

Minutes from the October 20, 2015 regular meeting.

Mr. Jeney made a motion to approve the minutes from October's regular meeting and Mr. Jesuele seconded it.

Voted in the Affirmative: Mr. Gonzaga, Mr. Schultz, Mr. Jeney, Mr. Jesuele, & Mr. Lyons

Absent: Mrs. Parento & Mr. Hewko
Abstain: Mr. Smith & Mrs. Wuebker

ADJOURNMENT

**Mr. Smith made a motion to adjourn & Mr. Jeney seconded it.
Motion passed with a unanimous voice vote.**