

**DELRAN TOWNSHIP  
PLANNING BOARD  
REGULAR MEETING  
MUNICIPAL BUILDING  
DECEMBER 6, 2012 – 7:30 PM  
MINUTES**

The Delran Township Planning Board regular meeting of Thursday, December 6, 2012, was called to order by Mr. Brady at 7:30 P.M. in the Delran Township municipal building.

The open public meetings act announcement was read by Mr. Brady and the pledge of allegiance was performed.

**ROLL CALL**

Present: Mrs. Rovinsky, Mr. White, Mr. Cathel, Mr. Morrow , Mr. Brady, Mr. Catrambone

Absent: Mr. Porreca, Mr. Williams, Mr. Singer and Mr. Diehl

Professionals: Salvatore Siciliano, Esquire, Board's Solicitor; John Pettit, PP Board Planner and the Planning Board Engineer. Ms. Hark was recording the meeting in the absence of Board Secretary.

**MATTERS FOR DISCUSSION**

1. Stanley Karaska  
PP2012-7  
107 Arch Street – Block 13, Lot 6  
Checklist Waiver Requests

Mr. Stanley Karaska of 107 Arch Street was present with his Architect Mr. Croft. They were both sworn in by Mr. Siciliano. Mr. Walter Croft stated that he is a registered architect in the State of New Jersey and his address is Riverton, New Jersey. Mr. Stanley Karaska resides at 7 Creek Road in Delran and he owns the property at 107 Arch Street. Mr. Brady asked that they explain to the board the necessity of the project and the waivers for the set back. Mr. Croft was asked to state his credentials since he will be giving expert testimony. Mr. Croft stated he was a registered architect in the State of New Jersey and now resides in Delaware. Mr. Croft does a lot of work in the surrounding towns from small additions to the original Madison Café in Riverside. He also stated that he provided testimony in Zoning Boards as well as Planning boards. The Board was satisfied with Mr. Croft's credentials.

Mr. Brady stated that first they will hear his request for the variance and then will then proceed with that determination and then if the board approves that as complete we will then move on. Mr. Croft asked to discuss the request for waivers first. Mr. Croft stated he was in touch with T & M Associates, the Board Engineers and the most recent letter from T & M Associates had only three items that waivers were requested from and were outstanding. Mr. Croft stated they met all the items that T & M had itemized and to the best of his knowledge everything was satisfied in a letter dated November 15, 2012. Mr. Brady stated he was going to ask for some help from the professionals since the flow of information has been less than ideal. Mr. Brady asked the Engineer for a status of the waivers that the applicant is asking of the board. The Engineer stated since it is a request for a small variance most of the requirements did not have to be met. There is no parking lot involved, etc. Based on the survey that was provided, the engineer did not have any problems. The Board has seen drawings but has not seen the application as it was never sent out. For the benefit of the Board, there are a number of waivers that the applicant is asking for which most of them would be applicable for a major project as described this is an addition

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to a residential property. Mr. Brady read off the waivers that were requested by the applicant and then asked the board members if they had any questions on the waivers. The Board Engineer stated that most of the waivers were not applicable to a residential property and they had no problem with the Board granting the waivers. Mrs. Rovinsky asked about the notification to the residents. Mr. Brady said that he had all the notifications and at the last meeting, Mr. Karaska was advised that they would carry over to this meeting and did not require the re-notifications for this meeting. Since the last meeting, any waiver that was not addressed has been satisfied. Mr. Croft is asking for approval of his request for minor site plan for approval. There were no questions from the Board and no one from the public had any questions or objections. Therefore, Mr. Brady asked for a motion from the Board.

Mrs. Rovinsky made a motion approving the submission waiver requests. The result of the voting is as follows:

Roll Call Affirmative: Mrs. Rovinsky, Mr. White, Mr. Cathal, Mr. Morrow, Mr. Brady, Mr. Catrambone

Since there was a majority approving the applicant's request for submission waivers is granted and the application is now deemed complete.

**PUBLIC HEARINGS**

1. Stanley Karaska  
PP2012-7  
107 Arch Street – Block 13, Lot 6  
Minor Site w/Bulk Variance.

Mr. Brady stated we can now move on and ask you to tell the board exactly what you are proposing and to address the variance requests for the set backs.

Mr. Croft stated that the property was owned by Mr. Karaska's mother and upon her death it became his property. Mr. Karaska is hoping to make improvements to the home and when Mrs. Karaska purchased the property there was an apartment that occupied the second floor and also an attic. It is a corner property that is non-conforming. There is a by window on the Second Street side that is now approximately 6.7 feet from the property line and the street portion from where the window projects is 10 feet from the property line. The required set back is now 25 feet. Mr. Karaska would like to put a one story addition to this 2 ½ story brick home. The addition would have a brick appearance to match the existing portion and we are requesting that we be able to continue the line of the house which is 10 feet from the property line and also variances for the other non-conforming set backs that already exist. There is a requirement for a 75 foot frontage for property in this district and now the property is 64.6 feet wide. The maximum impervious coverage allowed is 60% and right now we are only proposing 44.4%. Even after the addition the rear yard will be 32 feet and the minimum is 30 feet. We are conforming on the lot depth. The minimum lot size is 15,000 sq. ft. The existing lot size is 6,848 square feet. The pretty much explains the purpose of the application for the variances.

Mr. Brady stated that it looks like we are asking for a variance for minimum lot size, front and rear set backs and lot frontage. The engineer said that the only new variance would be the side yard set back since the other non-forming

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set backs exist. The engineer explained that even though it is an extension of less than what exists, it is still a new variance. Mr. Brady asked the professionals to comment on the application and are there any issues that the board needs to contemplate. One of the professionals stated that since it is an existing dwelling that is non-conforming, the board could grant the variance as they see fit. The professional had no problem.

Mr. Karaska's intent is to move into the house and to keep the apartment.

No one from the public had any comments.

Mr. Morrow made a motion to adopt the resolution granting the minor site plan and bulk variance. Mr. Catrambone seconded the motion. The result of the voting is as follows:

AYES: Mrs. Rovinsky, Mr. White, Mr. Cathel, Mr. Morrow , Mr. Brady, Mr. Catrambone  
NAYS: None  
ABSTAIN: None

The motion was carried; so ordered Mr. Brady.

**RESOLUTIONS**

1. MKC Partners/Kiyo Moriuchi (Walton Farm)  
PP2012-8  
Hartford Road & Creek Road – Block 117, Lot 5  
Amended Final Subdivision

Mr. Morrow made a motion to adopt the resolution granting the requested waivers. Mr. Cathel seconded the motion. The result of the voting is as follows:

AYES: Mrs. Rovinsky, Mr. White, Mr. Cathel, Mr. Morrow , Mr. Brady, Mr. Catrambone  
NAYS: None  
ABSTAIN: None

The motion was carried; so ordered Mr. Brady.

2. HARTFORD CORNERS 1 & 2 CORPORATION (“FIVE BELOW”)  
PP2012-06  
1321 C Fairview Blvd. – Block 120, Lot 15.01  
Submission Waivers

Mr. White made a motion to adopt the resolution granting the submission waiver requests. Mr. Catrambone seconded the motion. The result of the voting is as follows:

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AYES: Mr. Brady, Mr. Belin, Mr. Porreca, Mr. Cathel, Mr. Catrambone, and Mr. Diehl.  
NAYS: None  
ABSTAIN: None

The motion was carried; so ordered Mr. Brady.

3. HARTFORD CORNERS 1 & 2 CORPORATION (“FIVE BELOW”)  
PP2012-06  
1321 C Fairview Blvd. – Block 120, Lot 15.01  
Minor Site Plan w/Bulk Variance

Mr. Cathel made a motion to adopt the resolution granting the submission waiver requests. Mr. Morrow seconded the motion. The result of the voting is as follows:

AYES: Mr. Brady, Mr. Belin, Mr. Porreca, Mr. Cathel, Mr. Catrambone, and Mr. Diehl.  
NAYS: None  
ABSTAIN: None

The motion was carried; so ordered Mr. Brady.

**ADJOURNMENT**

There being no further business to discuss, Mr. Morrow made a motion to adjourn the Delran Township Planning Board regular meeting of December 6, 2012. Mr. Cathel seconded the motion. With all present voting affirmatively, the motion was carried; so ordered Mr. Brady.

Respectfully submitted,

Jamey Eggers,  
Municipal Clerk