

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
MARCH 18, 2014 – 7:15 PM
MINUTES**

The Delran Township Zoning Board regular meeting of Tuesday, March 18, 2014, was called to order by Mr. Gonzaga at 7:15pm, 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, Mr. Myers, Mrs. Parento, Mr. Schultz and Mr. Gonzaga.
Absent: Mr. Smith
Professionals: William Sitzler, Esquire, Board's Solicitor; Terrence Combs, PP, Board's Planner, Joseph Raday, PE, Board's Engineer; Bryan Hall, PE, Board's Acting Engineer; and Lynn Curry, Board's Secretary.

PUBLIC HEARINGS

1. Bee Dee Associates
ZZ2012-3
73 & 79 Hartford Road – Block 120, Lots 40 & 42.01
Bulk & Variances, Certificate of Nonconforming Use, Amended Site Plan

The Board noted that the applicant was requesting a continuance of their public hearing until the next regular meeting in order to allow the applicant time to address the reports from the Board's professionals. Mr. Pinto stated that the applicant would agree to address the reports on a point-by-point basis. He agreed to waive the time period for the Board to take action on this matter.

Mr. Gonzaga opened the meeting to the public for any comments or questions concerning this application. There being nobody present from the public to testify on this matter, Mr. Gonzaga closed the public portion of this application.

Mr. Pinto indicated that the Board's next scheduled regular meeting was April 15, 2014, which was the start of the Passover holiday and he questioned whether the Board was going to hold their meeting on that date. After some discussion the Board decided to cancel their meeting on April 15th and hold the meeting on their extra meeting date that was scheduled on April 29th.

Mr. Schultz made a motion to continue the application until the meeting scheduled for April 29, 2014, at 7:15pm. Mrs. Parento seconded the motion. The result of the voting is as follows:

AYES: Mr. Schultz, Mrs. Parento, Mrs. Wuebker, Mr. Jeney, Mr. Jesuele, Mr. Myers and Mr. Gonzaga.

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
MARCH 18, 2014 – 7:15 PM
MINUTES**

NAYS: None.

The motion was carried; so ordered Mr. Gonzaga.

2. Simon & Shuster, Inc.
ZZ2013-9
100 Front Street – Block 10, Lots 1, 2, 4 & 5
Use Variance

Mrs. Parento made a motion to continue the application until the Zoning Board meeting scheduled for April 29, 2014, at 7:15pm. Mr. Schultz seconded the motion. The result of the voting is as follows:

AYES: Mrs. Parento, Mr. Schultz, Mrs. Wuebker, Mr. Jeney, Mr. Jesuele, Mr. Myers and Mr. Gonzaga.

NAYS: None.

The motion was carried; so ordered Mr. Gonzaga.

3. Hillbillyworks
ZZ2013-11
30 Hartford Road – Block 83, Lot 18
Minor Site Plan

The Board noted that the applicant was requesting a continuance until the Zoning Board meeting scheduled for April 29, 2014.

Mr. Schultz made a motion to continue the application until the meeting scheduled for April 29, 2014, at 7:15pm and to officially change the official meeting from April 15, 2014 to April 29, 2014.. Mr. Jesuele seconded the motion. The result of the voting is as follows:

AYES: Mr. Schultz, Mr. Jesuele, Mrs. Wuebker, Mr. Jeney, Mr. Myers, Mrs. Parento and Mr. Gonzaga.

NAYS: None.

The motion was carried; so ordered Mr. Gonzaga.

RESOLUTIONS

1. Jennifer & Victor Fernandes
ZZ2014-1
322 Ithaca Avenue – Block 32, Lot 16
Bulk Variance

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
MARCH 18, 2014 – 7:15 PM
MINUTES**

Mr. Schultz made a motion to adopt the resolution for a bulk variance. Mr. Jesuele seconded the motion. The result of the voting is as follows:

AYES: Mr. Schultz, Mr. Jesuele, Mr. Myers, Mrs. Parento and Mr. Gonzaga.

NAYS: None.

The motion was carried; so ordered Mr. Gonzaga.

2. New Cingular Wireless, PCS, LLC (AT&T)
ZZ2013-14
Parry Road – Block 147, Lot 33
Bulk & Use Variance w/Site Plan

Mr. Schultz made a motion to adopt the resolution for a bulk and use variance along with a site plan. Mr. Myers seconded the motion. The result of the voting is as follows:

AYES: Mr. Schultz, Mr. Myers, Mr. Jesuele, Mrs. Parento and Mr. Gonzaga.

NAYS: None.

The motion was carried; so ordered Mr. Gonzaga.

MINUTES

1. Zoning Board Regular Meeting – 12/17/13

The Zoning Board noted that the regular meeting minutes from December 17, 2013, were not ready to be adopted and were being continued until the next regular meeting.

2. Zoning Board Reorganization Meeting – 2/18/14

Mr. Jesuele made a motion to adopt the Zoning Board reorganization meeting minutes from February 18, 2014. Mr. Myers seconded the motion. The result of the voting is as follows:

AYES: Mr. Jesuele, Mr. Myers, Mrs. Wuebker, Mr. Jeney, Mrs. Parento, Mr. Schultz and Mr. Gonzaga.

NAYS: None.

The motion was carried; so ordered Mr. Gonzaga.

3. Zoning Board Regular Meeting – 2/18/14

The Board noted that that the regular meeting minutes from February 18, 2014, were not ready to be adopted and were being continued until the next regular meeting.

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING
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MARCH 18, 2014 – 7:15 PM
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BILL LIST

(See Attached Sheet)

Mr. Schultz made a motion to approve the Zoning Board bill list for March 18, 2014. Mr. Jesuele seconded the motion. The result of the voting is as follows:

AYES: Mr. Schultz, Mr. Jesuele, Mrs. Wuebker, Mr. Jeney, Mr. Myers, Mrs. Parento and Mr. Gonzaga.

NAYS: None.

The motion was carried; so ordered Mr. Gonzaga.

ESCROW REFUNDS

1. Gary Vencius
ZZ2013-5
Amount: \$237.41

Mr. Schultz made a motion to grant the escrow refund. Mr. Myers seconded the motion. The result of the voting is as follows:

AYES: Mr. Schultz, Mr. Myers, Mrs. Wuebker, Mr. Jeney, Mr. Jesuele, Mrs. Parento and Mr. Gonzaga.

NAYS: None.

The motion was carried; so ordered Mr. Gonzaga.

PENDING ITEMS

1. Whitesell Construction Co., Inc.
ZZ2014-2
1816 Underwood Blvd.- Block 9.01, Lot 41.04
Bulk & Use Variance w/Minor Site Plan

The Board noted that the application was currently being reviewed by the Board's professional staff for completeness and was not currently scheduled for a public hearing before the Board.

ADJOURNMENT

**DELRAN TOWNSHIP
ZONING BOARD
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There being no further business to discuss, Mr. Schultz made a motion to adjourn the Delran Township Zoning Board regular meeting of March 18, 2014. Mr. Myers seconded the motion. With all present voting affirmatively, the motion was carried; so ordered Mr. Gonzaga.

Respectfully submitted,

Lynn Curry, Secretary
Zoning Board