

**DELRAN TOWNSHIP  
ZONING BOARD  
REGULAR MEETING  
MUNICIPAL BUILDING  
MARCH 15, 2011 – 7:00 PM  
MINUTES**

The Delran Township Zoning Board regular meeting of Tuesday, March 15, 2011, was called to order by Mr. Fox at 7:00 pm.

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

**ROLL CALL**

Present: Mr. Smith, Mr. Harley, Mr. Hejnas, Mr. Vajapey and Mr. Fox.  
Absent: Mr. Gonzaga and Mr. Taylor.  
Mr. Kohli arrived to the meeting at 7:10 pm.  
Professionals: Beth Marlin, Esquire, Board's Solicitor; and Lynn Curry, Board's Secretary

**INTRODUCTION OF NEW MEMBERS**

Mr. Fox introduced Robert Harley, the new Zoning Board regular member and Marlowe Smith, the new Zoning Board alternate member #1. Mrs. Marlin administered the oath of office to Mr. Harley and Mr. Smith.

**NOMINATION/ELECTION OF CHAIRPERSON**

The Board noted that Mr. Schultz, the former Chairman, resigned from the Zoning Board due to moving out of Delran and the Board needed to elect a new Chairperson to fill the unexpired position.

At that time, Mr. Fox called for nominations for Chairperson. Mr. Vajapey made a motion to nominate Mr. Fox as the new Zoning Board Chairperson. Mr. Hejnas seconded the motion. There being no additional nominations for the position of Zoning Board Chairperson, Mr. Fox closed the nominations. The result of the voting is as follows:

AYES: Mr. Vajapey, Mr. Hejnas, Mr. Smith, Mr. Harley and Mr. Kohli.  
NAYS: None.  
ABSTAIN: Mr. Fox.  
The motion was carried; so ordered Mr. Fox.

**NOMINATION/ELECTION OF VICE-CHAIRPERSON**

Since Mr. Fox was elected the new Chairman, the Board noted that they would now have to fill the vacancy in the Vice-Chairperson position.

Mr. Fox called for nominations for the Vice-Chairperson. Mr. Vajapey made a motion to nominate Mr. Hejnas as the new Zoning Board Vice-Chairperson. Mr. Harley seconded the motion. There being no additional nominations for the position of Zoning Board Vice-Chairperson, Mr. Fox closed the nominations. The result of the voting is as follows:

AYES: Mr. Vajapey, Mr. Harley, Mr. Smith, Mr. Kohli and Mr. Fox.  
NAYS: None.  
ABSTAIN: Mr. Hejnas.  
The motion was carried; so ordered Mr. Fox.

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**RESOLUTIONS**

1. Harvey Berk c/o Manhattan Management  
ZZ2003-5  
3001 Route 130 South – Block 9, Lots 33, 34, 43, 44 & 45  
Preliminary Site Plan

The Board noted that the resolution for preliminary site plan was not ready to be adopted and was being continued until the next regular meeting. Mr. Fox requested that Mrs. Curry call Mr. Hardt concerning the status of the resolution.

2. Susan & Terrill Bohnsack  
ZZ2009-6  
74 Stoneham Drive – Block 118.03, Lot 18  
Bulk Variance

The Board noted that the resolution for a bulk variance was not ready to be adopted and was being continued until the next regular meeting. Mr. Fox requested that Mrs. Curry call Mr. Hardt concerning the status of the resolution.

3. Manhattan Management  
ZZ2007-20  
3001 Route 130 South – Block 9, Lot 46 & 47.05; Block 9.04, Lot 4; and Block 9.05, Lot 4  
Use Variance

The Board noted that the resolution for a use variance being dismissed without prejudice was not ready to be adopted and was being continued until the next regular meeting. Mr. Fox requested that Mrs. Curry call Mr. Hardt concerning the status of the resolution.

4. T-Mobile Northeast, LLC  
ZZ2010-9  
8006 Route 130 North – Block 4.01  
Bulk & Use Variance w/Site Plan

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

AYES: Mr. Kohli, Mr. Vajapey and Mr. Fox.  
NAYS: None.  
ABSTAIN: Mr. Smith, Mr. Harley and Mr. Vajapey.  
The motion was carried; so ordered Mr. Fox.

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**MINUTES**

1. Zoning Board Regular Meeting – 10/20/09
2. Zoning Board Regular & Reorganization Meeting – 7/20/10
3. Zoning Board Regular Meeting – 2/15/11

The Board noted that the Zoning Board meeting minutes from October 20, 2009, July 20, 2010 and February 15, 2011 were not ready to be adopted and were being continued until the next regular meeting.

**BILL LIST**

(See Attached Sheet)

Mr. Hejnas made a motion to approve the Zoning Board bill list for March 15, 2011. Mr. Vajapey seconded the motion. The result of the voting is as follows:

AYES: Mr. Hejnas, Mr. Vajapey, Mr. Smith, Mr. Harley, Mr. Kohli and Mr. Fox.

NAYS: None.

The motion was carried; so ordered Mr. Fox.

**PENDING ITEMS**

1. Pizza Mia, LLC  
ZZ2010-10  
77 Hartford Road – Block 120, Lot 41.01  
Use Variance

The Board noted that the applicant submitted revised plans that were being reviewed by the professional staff for completeness. Mrs. Curry indicated that she believed the applicant was going to be requesting submission waivers and may possibly be scheduled for the next meeting. The Board suggested that if the applicant is not prepared for the next regular meeting at that time they may wish to send a letter to the applicant requiring them to appear at the following meeting or have their application dismissed without prejudice.

2. Bee Dee Associates  
ZZ2010-11  
75 Hartford Road – Block 120, Lots 40 & 40.02  
Amended Subdivision

The Board noted that the application for an amended subdivision was currently incomplete. The Board suggested that if the applicant is not prepared for the next regular meeting at that time they may wish to send a letter to the applicant requiring them to appear at the following meeting or have their application dismissed without prejudice.

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**PENDING ITEMS**

3. Liberty Towers  
ZZ2010-14  
28 Conrow Road – Block 177, Lot 16.02  
Use Variance w/Minor Site Plan

The Board noted that the applicant recently submitted revised plans which were currently being reviewed for completeness by the Board's professional staff.

4. DCB Auto, Inc.  
ZZ2011-1  
8000 Route 130 North – Block 120, Lot 8  
Use Variance

The Board noted that the application for a use variance was certified as an incomplete submission and they were waiting for the applicant to submit revised plans for review.

5. Manhattan Management Co, LLC  
ZZ2011-2  
3001 Route 130 South – Block 9, Lot 46  
Minor Subdivision

Mrs. Curry noted that the Board previously decided to keep the old professionals for this project given the extensive history of the project. The Board discussed whether to keep using the old professionals for this project or switching to the new professionals. Mr. Fox indicated that it may be necessary to use the prior engineer and planner but it may be possible to use the current solicitor since it would be easier for them to be brought up to speed on the project. He mentioned that any bills from the new professionals to bring them up to speed with the project would be billed to the township budget instead of the applicant's escrow account. Mr. Vajapey suggested that those bills could be kept to a minimum given the rates of the new professionals.

Mr. Vajapey made a motion to use the current Zoning Board professionals for this application. Mr. Kohli seconded the motion. The result of the voting is as follows:

AYES: Mr. Vajapey, Mr. Kohli, Mr. Smith, Mr. Harley, Mr. Hejnas and Mr. Fox.

NAYS: None.

The motion was carried; so ordered Mr. Fox.

**ADJOURNMENT**

There being no further business to discuss, Mr. Kohli made a motion to adjourn the Delran Township Zoning Board regular meeting. Mr. Hejnas seconded the motion. With all present voting affirmatively, the motion was carried; so ordered Mr. Fox.

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Respectfully submitted,

Lynn Curry, Secretary  
Zoning Board

**Delran Township**  
**Zoning Board of Adjustment**  
**Bill List**  
 March 15, 2011

<b>Budget Bills</b>			
<b>Vender</b>	<b>Description</b>	<b>Invoice #</b>	<b>Amount</b>
Brown & Connery	Misc. Services	110868	\$1,410.08

<b>Escrow Accounts</b>				
<b>Vender</b>	<b>Applicant</b>	<b>File #</b>	<b>Invoice #</b>	<b>Amount</b>
Adams Rehmann & Heggan	Telecom Transport	ZZ2009-10	41940	\$405.00
Adams Rehmann & Heggan	Pizza Mia	ZZ2010-10	41941	\$645.00
Brown & Connery	Telecom Transport	ZZ2009-10	110863	\$32.00
Brown & Connery	Pizza Mia	ZZ2010-10	110865	\$240.00
Brown & Connery	Liberty Towers	ZZ2010-14	110866	\$688.00
Brown & Connery	DCB Auto	ZZ2011-1	110867	\$176.00
Brown & Connery	T-Mobile	ZZ2010-9	110884	\$48.00
Pettit Associates	Pizza Mia	ZZ2010-10	3193	\$60.00
Pettit Associates	Liberty Towers	ZZ2010-14	3194	\$630.00
Pettit Associates	T-Mobile	ZZ2010-9	3195	\$1,410.00
Pettit Associates	DCB Auto	ZZ2011-1	3196	\$990.00