

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
APRIL 29, 2014 – 7:30 PM
MINUTES**

The Delran Township Zoning Board regular meeting of Tuesday, April 29, 2014, was called to order by Mr. Gonzaga at 7:30pm, 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. Smith, Mr. Schultz and Mr. Gonzaga.
Absent: None.
Professionals: William Sitzler, Esquire, Board's Esquire; Terrence Combs, PP, Board's Planner; Joseph Rayday, PE, Board's Engineer; Bryan Hall, PE, Board's Acting Engineer; and Lynn Curry, Board's Secretary.

PUBLIC HEARINGS

**Robert and Jane Danks
File #ZZ2014-3
106 Kathleen Avenue – Block 184, Lot 4
Bulk Variance**

Robert Danks, the applicant, stated that the variance was being requested for a shed, which would have a rear setback of 6' and side setback of 8'. He indicated that the shed was necessary because his home has no basement for storage. He indicated that if he is required to install the shed to comply with the ordinance the shed would interfere with his children's swing set. Mr. Danks also stated that he did not want to also have to put it in the middle of his yard. Mr. Shultz asked if there were any concerns by the neighbors as to setback requested. Mr. Danks stated no. Mr. Danks testified that the shed is 10 feet in height and will be the same color as his house. There is already one existing shed on the property.

No comment from the public

Mr. Jesuele made a motion to grant bulk variances for a rear yard setback of 6 feet where 15 is required and a side yard setback of 8 feet where 15 is required and also a variance for a 160 square foot shed where 100 square feet is required and Mr. Shultz seconded.

Voted in the Affirmative: Mr. Jeney, Mr. Jesuele, Mr. Myers, Mrs. Parento, Mr. Smith, Mr. Schultz and Mr. Gonzaga.

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Bee Dee Associates

ZZ2012-3

73&79 Hartford Road

Block 120, Lots 40 and 42.01

Bulk and Use Variance certificate of Non-Conforming Use, Amended Site Plan

Mr. Pinto, Attorney for the Applicant.

Mr. Pinto stated that his applicant has addressed with a lot of the issues in the review letters but the plans have not been revised.

The applicant does not wish to combine the lots.

Mr. Shultz suggested that the review letters be gone over point by point.

Mr. Pinto testified that there were previous issues with DEP but they all have been rectified.

The applicant feels that lighting that exists on the property is sufficient. Mr. Pinto stated that the plan will be revised to show the disposal of solid waste. Mr. Roeland testified that reducing the parking area would be a detriment to the property.

Terry Combs, Board Planner stated that the front portion of the property needs to be spruced up and with making the parking lot smaller there would be more area for foliage.

Mr. Gifford stated that he does not want lessen the area because there are tractor and trailers that need to turn. Bill's Truck Service parks trucks that have been repaired there for the customers to be able to pick them up after hours and this has been the process since 1949.

Mr. Pinto suggested that the applicant and Mr. Combs have a meeting and possibly compromise in regard to the parking of the trucks and the landscaping along the front of the property.

Mr. Renauro, engineer for the applicant, stated that they would narrow down the area so that there would be a turnaround area and enough space for three trucks to park.

Mr. Pinto stated that the plan calls for 49 parking spaces. Mr. Gifford testified that there are a few parking configurations on the plan.

Mr. Combs suggested a fence with some landscaping in front of the fence. Also some additional landscaping along the easterly property line. Mr. Combs also stated that this issue can be discussed in a meeting with the applicant.

Mr. Shultz made a motion to continue this application to the June 17, 2014 meeting and Mr. Jesuele Seconded.

Voted in the Affirmative: Mr. Jeney, Mr. Jesuele, Mr. Myers, Mrs. Parento, Mr. Smith, Mr. Schultz and Mr. Gonzaga.

****Recess 9:13PM**

****Recess 9:20PM**

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

Melanie Levan, Attorney for the applicant.

Mrs. Levan testified that this is a site plan application.

The applicant obtained a use variance in 2011 to be able to utilize the property as a storage area for his plumbing business and also a single family home on the property.

The property does have wetlands and are delineated on the plans.

Mr. Carasello, owner, stated that he planned to use the property as storage for the business, visiting the site 2 times a day. The business has utility vans and trucks. The applicant stated that he has three employees. There will be office space on the property with a bathroom. The bookkeeping is done at his home. The hours of operation are 8AM-5PM Monday thru Friday. No regular work done on the weekends only emergency calls.

Deliveries are only 2 – 3 times a week during business hours.

Mr. Wallace, engineer for the applicant.

Mr. Wallace stated that there are variances needed for buffering. The plan that was submitted shows buffering on both sides of the property.

Exhibit A-1 – site plan.

Mr. Wallace testified that there will be landscaping in front of the existing dwelling. The trees that are existing are remaining. Along Hartford Road, the buffering will consist of evergreen and arborvitaes. The applicant is not proposing any outside utilities that will need screening. The grass that is currently on the site will remain grass.

The lighting that is provided is for security purposes only.

There will be a concrete walkway along the front of the building. Mr. Wallace also stated that the parking will mostly consist of gravel to support storm water. Mr. Combs, Board Planner, agrees with the gravel. The applicant is proposing 5 parking spaces because to add anymore would encroach on the right of way.

The existing drive in front of the house will be removed. The plans do not delineate this.

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Mr. Carasello stated that he is not proposing signage. He also stated that the only equipment that will be stored outside will be the trucks.

The applicant stated that the garage will 2 have doors. He is not sure the size as of yet.

The trees between the two driveways will remain.

There will not be any outdoor trash enclosure on the property. The applicant stated that he will take the trash to his other site.

Open to the public – No comment

Mr. Shultz made a motion to grant the variances with all conditions set forth by the professional and Mr. Jesuele Seconded.

Voted in the Affirmative: Mr. Jeney, Mr. Jesuele, Mr. Myers, Mrs. Parento, Mr. Smith, Mr. Schultz and Mr. Gonzaga.

**Recess 10:13PM

**Recess 10:20PM

**Whitesell Construction Co. INC
ZZ2014-2
1816 Underwood Blvd – Block 9.01, Lot 41.04
Bulk Variance w/ Minor Site Plan**

Lynn McDougall, attorney for Whitesell.

This application is for a use variance and a minor site plan.

Mr. Hiddle, Engineer for the applicant.

A-1 site plan

A-2 Arial map

The use variance would permit out door storage and would allow a fence.

Mr. Hiddle stated that this building was built 37 years ago. The building is 35,000 square feet. There is parking along the front of the building. Unloading area in the rear of the building. The area depicted for the outdoor storage is paved.

The building has been vacant for a couple years and there is a perspective tenant.

The tenant is a plumbing wholesaler. There will not be customers on site. The prospective tenant will have 6 employees. They will be receiving deliveries everyday but not to exceed 10 deliveries. They will vary from van to large truck deliveries. They will be unloaded in the loading area in the rear of the building.

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The outside storage will consist of new, empty oil tanks and plastic piping. The fencing that is proposed is 7 feet and anything stored within the fence will not exceed that height.

Terry Combs, Planner stated that he did preform a completeness review and feels that most of the issues were addressed. He also stated that he does not have any objections to the waivers that are requested. Mr. Combs stated that the trash enclosures need to be shown on the plan.

The variances requested are fence height, setback for the fence and use variance for the outside storage. The applicant would like the setback to be around the perimeter of the pavement.

Mr. Shultz made a motion to grant the use variance to allow the outside storage and Mr. Jeney Seconded.

Voted in the Affirmative: Mr. Jeney, Mr. Jesuele, Mr. Myers, Mrs. Parento, Mr. Smith, Mr. Schultz and Mr. Gonzaga.

Mr. Shultz made a motion to grant the variance for the fence height of 7 feet with the privacy slats and the fence setback and Mr. Jeney Seconded.

Voted in the Affirmative: Mr. Jeney, Mr. Jesuele, Mr. Myers, Mrs. Parento, Mr. Smith, Mr. Schultz and Mr. Gonzaga.

BILL LIST

Mr. Shultz made a motion to approve the bill list and Mr. Jeney Seconded.

Voted in the Affirmative: Mr. Jeney, Mr. Jesuele, Mr. Myers, Mrs. Parento, Mr. Smith, Mr. Schultz and Mr. Gonzaga.

ADJOURNMENT

**Mr. Shultz made a motion to adjourn at 11:58PM and Mr. Gonzaga Seconded.
Motion passed with a unanimous voice vote.**