

**DELRAN TOWNSHIP  
ZONING BOARD  
REGULAR MEETING MINUTES  
MUNICIPAL BUILDING  
May 19, 2015 – 7:15 PM**

The meeting was called to order at 7:15PM and the Open public meeting Act was read by Mr. Gonzaga, Chairman.

**Roll Call:**

**Present:** Mrs. Wuebker, Mr. Jeney, Mr. Jesuele, Mr. Schultz, Mr. Smith and Mr. Gonzaga.

**Absent:** Mrs. Parento

**Professionals:** Terrence Combs, PP, Board's Planner; Joseph Raday, PE, Board's Engineer; and Sheri Hannah, Board's Secretary.

**Oath of Office**

Mr. Lyon, Alternate # 1, was given the Oath of Office by Mr. Siciliano Esq.

**APPOINTMENT OF PROFESSIONALS**

**ELECTION OF OFFICERS**

**Nomination(s) of Zoning Board Solicitor**

Mr. Schultz made a motion to appoint Eileen Fehey for Zoning Board Solicitor and Mr. Jesuele Seconded.

**Voted in the Affirmative:** Mrs. Wuebker, Mr. Jeney, Mr. Jesuele., Mr. Schultz, and Mr. Gonzaga

**Nomination(s) of Zoning Board Engineer**

Mr. Schultz made a motion to appoint RWD Consultants for Zoning Board Engineer and Mr. Jeney Seconded.

**Voted in the Affirmative:** Mrs. Wuebker, Mr. Jeney, Mr. Jesuele., Mr. Schultz, and Mr. Gonzaga

**Nomination(s) of Zoning Board Planner**

Mr. Jesuele made a motion to appoint ARH: Terry Combs, for Zoning Board Planner and Mrs. Wuebker Seconded.

**Voted in the Affirmative:** Mrs. Wuebker, Mr. Jeney, Mr. Jesuele, Mr. Schultz, and Mr. Gonzaga.

**Nomination(s) of Zoning Board Traffic Engineer**

Mrs. Wuebker made a motion to appoint CME for Zoning Board Traffic Engineer and Mr. Schultz Seconded.

**Voted in the Affirmative:** Mrs. Wuebker, Mr. Jeney, Mr. Jesuele., Mr. Schultz, and Mr. Gonzaga

**Nomination(s) of Zoning Board Conflict/Acting Engineer**

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**Mr. Schultz made a motion to appoint CME for Zoning Board Conflict Engineer and Mrs. Wuebker Seconded.**

**Voted in the Affirmative:** Mrs. Wuebker, Mr. Jeney, Mr. Jesuele., Mr. Schultz, and Mr. Gonzaga

**Nomination(s) of Zoning Board Conflict/Acting Planner**

**Mrs. Wuebker made a motion to appoint Environmental Resolutions for Zoning Board Conflict Planner and Mr. Jesuele Seconded.**

**Voted in the Affirmative:** Mrs. Wuebker, Mr. Jeney, Mr. Jesuele., Mr. Schultz, and Mr. Gonzaga

**PUBLIC HEARINGS**

**Michael and Erin Lewandowski  
Block 166, Lot19  
825 Waterford Drive  
Bulk Variance**

Michael and Erin sworn in by Mr. Siciliano.

Mrs. Lewandowski stated that they plan to tear down and rebuild the sunroom that is on the rear of their home. With the rebuild they plan to add 5 feet. The rear yard setback will now be 30 feet where 35 feet are required. Also they propose to add a small A - frame awning. There will not be any side yard setbacks.

**Mr. Schultz made a motion to grant the rear yard setback and Mr. Jesuele Seconded.**

**Voted in the Affirmative:** Mrs. Wuebker, Mr. Jeney, Mr. Jesuele, Mr. Lyon, Mr. Schultz, and Mr. Gonzaga.

**Berk & Berk, Hunter's Glen  
Block 9.02, Lot 60.02  
Route 130 South  
Sign**

Mike McKenna, Attorney for the applicant. Mr. McKenna stated that Berk and Berk Inc. are proposing to install a 2 foot by 5 foot directional sign. The sign will be located on the Red Lobster property, but Hunter's Glenn has had an easement with Red Lobster for some time. Berk and Berk feel that the sign is needed for mostly delivery services. Lou Vega, property manager stated that he receives a lot of complaints from residents also that people visiting the residence cannot find the entrance.

Mr. Jesuele stated that the placement of the sign might not be very helpful considering the placement of the sign.

Mr. McKenna stated that the easement is very small and there is no room to move it closer to the street. He feels that it might not help everyone but will be helpful to some.

**Mr. Schultz made a motion to approve the use variance for Berk and Berk and Mr. Jeney Seconded.**

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**Voted in the Affirmative:** Mrs. Wuebker, Mr. Jeney, Mr. Jesuele., Mr. Schultz, Mr. Lyon and Mr. Gonzaga

**Manhattan Management  
Phase II, Final Amendment  
ZZ2003-5  
Block 9, Lots 33,34,43,44 and 45  
Route 130 South  
(A&B)**

Mike McKenna, attorney for the applicant. Mr. McKenna explained that this application is for an amended final site plan.

Ken Levers, Planner for the applicant.

The units will be the same which are 3 (3) bedroom units added to building 81 and 3 (2) bedroom units will be added to building 84. The parking will remain the same.

Building 84, Rose Court, The units that are to be added will be the same as the original approval. That included grading, size and lay out of the apartments. The water for these building will be supplied by Building 84.

Building 81, the units will be staggered. This is a change from an original approval. The drainage for this building will be the basin in phase 1.

There will be 6 parking spaces added. The plan is not to have to change much of the current paved area. Mr. Levers stated that the landscaping plan will not change. The original approval had pole lighting and Hunter's Glenn agrees to continue with that.

**A-1 color photo of parking lot.**

Hunter's Glenn suggested that the space where the parking spaces are going to be that the striping is done so that the parking spaces would be piggy backed. @ spaces per unit, one in front of the other. After a lengthy discussion Hunter's Glenn chose to go with the suggestion of Chris Warren that the existing parking will be extended not piggybacked.

**Mr. Schultz made a motion to grant the amended final site plan for Phase II and Mr. Jesuele Seconded.**

**Voted in the Affirmative:** Mrs. Wuebker, Mr. Jeney, Mr. Jesuele., Mr. Schultz, and Mr. Lyon and Mr. Gonzaga.

**Diamico Properties  
Block 8, Lot 26  
12 Norman Ave  
Bulk Variance**

Jeffrey Snow, Attorney for the applicant.

Glenn Wallace, engineer and John D'Amico, owner, were sworn in by Mr. Siciliano ESQ.

Mr. Snow testified that the owner of the parcel, Mr. D'Amico proposes to utilize the parcel with a private auto repair with an apartment on the second level. This property is located in the R-2 Zone.

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Mr. D’Amico stated that his hours of operation will be from 6AM to 6PM Monday through Friday and 11: Am to 12AM weekends. He also stated that the repair shop will on be utilized for cleaning and repairing of his business vehicles (limos). The will not be any outside repair done. There will be 5-6 vehicles on the property. Some are used every day. One to two vehicles will be stored in the building until used.

Mr. D’Amico also stated that there will be 2-3 employees on the property during the day cleaning and repairing cars.

Mr. Snow stated that there is no proposed signage for the property. All existing lighting will be used, none to be added.

Mr. Snow also stated that the bulk variances that are needed are preexisting. (Parking & Apartment)

**Mr. Schultz made a motion to grant the requested waivers and Mrs. Wuebker Seconded.  
Voted in the Affirmative:** Mrs. Wuebker, Mr. Jeney, Mr. Jesuele., Mr. Schultz, Mr. Lyon and Mr. Gonzaga.

**Mr. Schultz made a motion to grant a use variance for the use of a private auto repair and a residence and Mr. Jesuele Seconded.  
Voted in the Affirmative:** Mrs. Wuebker, Mr. Jeney, Mr. Jesuele., Mr. Schultz, Mr. Lyon and Mr. Gonzaga

**RESOLUTIONS**

**Shailesh Doshi  
Block 118.03, Lot 7  
28 Inverness Drive  
Bulk Variance**

**Mr. Smith made a motion to memorialize the resolution for Shailesh Doshi and Mr. Jeney Seconded.  
Voted in the Affirmative:** Mr. Jeney, Mr. Jesuele., Mrs. Parento, Mr. Schultz, Mr. Lyon and Mr. Gonzaga  
**Abstained:** Mrs. Wuebker

**AJ Real Holdings LP  
Block 9, Lots 41.06, 41.07 and 41.08  
1813 Underwood Blvd  
Outside storage**

**Mr. Jeney made a motion to memorialize the resolution for AJ Real Holdings LP and Mr. Jesuele Seconded.  
Voted in the Affirmative,** Mr. Jeney, and Mr. Jesuele. and Mr. Gonzaga.  
**Abstained:** Mrs. Wuebker, Mr. Schultz

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**MINUTES**

**March 9, 2015 – Special Meeting**

**Mr. Jeney made a motion to approve the minutes form the March 9, 2015 meeting and Mr. Jeney Seconded.  
Motion passed with a unanimous voice vote.**

**March 17, 2015**

**Mr. Jeney made a motion to approve the minutes form the March 9, 2015 meeting and Mr. Jeney Seconded.  
Motion passed with a unanimous voice vote.**

**April 21, 2015**

**Mr. Jeney made a motion to approve the minutes form the March 9, 2015 meeting and Mr. Jeney Seconded.  
Motion passed with a unanimous voice vote.**

**ADJOURNMENT**

**Mr. Jeney, made a motion to adjourn at 10:05PM and Mr. Jesuele Seconded  
Motion passed with a unanimous voice vote.**