

**DELRAN TOWNSHIP  
ZONING BOARD  
REGULAR MEETING  
MUNICIPAL BUILDING  
MAY 20, 2014 – 7:15 P.M.**

**The Delran Township Zoning Board of Adjustments regular meeting of Tuesday, May 20, 2014, was called to order by Mr. Gonzaga at 7:15 pm, 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. Myers, Mrs. Parento, Mr. Smith, Mr. Schultz and Mr. Gonzaga.  
**Absent:** Mr. Jesuele.

**Professionals:** William Sitzler, Esquire, Board's Esquire; 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. Simon & Shuster, Inc.  
ZZ2013-9  
100 Front Street – Block 10, Lots 1, 2, 4 & 5  
Use Variance**

Mrs. Rhonda Feld, attorney for the applicant. Mrs. Feld recapped the last meeting in March 2014. Mrs. Feld stated that there were some clarifications that needed to be made in regard to the employees. Simon and Shuster have 380 employees and the tenant has approximately 125 employees which would make a total of 505 employees. The parking counts that were taken in May of 2013 the entire amount of employees were used. The parking that was proposed at the last meeting was 345 spaces. Since then a parking study was done. A new report was done May 2014.

**\*\* Mr. Jesule joined the meeting**

Patrick Ennis, Engineer for the applicant.

Mr. Ennis stated that he reviewed and prepared plans for this application. The existing warehouse 520,240 square feet. With the addition the total area will be 732,947 square feet. The office will consist of 77,900 square feet. The rest of the area will be warehouse, mechanical room, lunch room etc.

The traffic study that was done was a 36 day study of traffic entering and leaving the site. The study was done between March 21, thru May 9<sup>th</sup>. They tracked 5,762 movements, 160 per day, 75 out bound, 85 inbound deliveries.

Mr. Shafer stated that there will be an appointment system for the trucks. All trucks will be staged inside the property.

Mr. Shaffer testified that the maximum amount of employees on site at one time is 415. Usually it is calculated a 3% differential for vacation days, sick days and personal days.

Mrs. Feld stated that there is an elimination of 34% reduction in truck traffic because of the closing of the Bristol facility and lessening the truck traffic on Brown and Third Street.

Mr. Feranda, traffic Engineer for the applicant.

Mr. Feranda stated that with the use of this property that the amount of employees is not the issue because they are scattered in times but to ensure that there are a sufficient amount of parking spaces. In the study that was done at the peak time of the day only 385 spaces were used. With the additional warehouse space 40 more spaces will be required. That will be a total of 456 spaces required and proposed. Simon & Shuster have incentives for their employees if they utilize public transportation. Bus passes can be purchased out of their pay checks, pre –taxed.

Mr. Feranda testified that he and the applicant had a meeting with the County in regard to the circulation of the property. The county suggested that there only be an entrance to the property from Chester Ave.

Mrs. Feld stated that the tractor and trailer parking utilized 100 spaces but now that they will not be on the site. Mrs. Feld also stated that the need for this addition is for storage. It will alleviate all the trucks that are currently there.

Mrs. Caviello, planner for the applicant, testified that the applicant is seeking 3 specific variances.

1. A Use variance to expand into the commercial zone.
2. A Height variance for 47 feet
3. Impervious coverage.

The impervious coverage is only over in the M-1 Zone. Not over in impervious overall.

Mrs. Caviello stated that there are a variety of zone surrounding this site. The existing site has been there since 1986. Simon and Shuster need this addition to be able to operate in a more sufficient way. Also this addition will reduce the amount of trucks by 1/3rd. Browns Street truck traffic will be reduced by 2/3rds. This addition will not bring new employees.

Mrs. Feld stated that a lot of the smaller issues can be worked out between the professional. But overall what the applicant proposes will be a much better façade than what exists. She also stated that the applicant will meet with the residents to ask their input on the project before coming back to the board.

No comment from the public

**Mr. Shultz made a motion to grant the use variance for expansion of a warehouse and Mr. Jesuel**  
Seconded.

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

**Mr. Jesuel made a motion to grant the height variance and Mr. Jeney Seconded.**

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

**Mr. Shultz made a motion to grant the variance for impervious coverage and Mr. Myers Seconded.**

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

## **RESOLUTIONS**

- 1. Robert and Jane Danks  
ZZ2014-3  
106 Kathleen Avenue – Block 184, Lot 4  
Bulk Variances (Accessory Structures)**

**Mr. Smith made a motion to adopt the resolution for application ZZ2014-3 and Mr. Myers seconded the motion.**

**Voted in the affirmative:** Mrs. Wuebker, Mr. Jeney, Mr. Myers, Mrs. Parento, Mr. Smith, Mr. Schultz and Mr. Gonzaga.

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

**Mr. Shultz made a motion to adopt the resolution for application ZZ2013-11 and Mr. Jeney seconded the motion.**

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

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

**Mr. Smith made a motion to adopt the resolution for application ZZ2014-2 and Mr. Schultz seconded the motion.**

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

**BILL LIST**

**Mr. Jesuel made a motion to approve the bill list and Mr. Jeney seconded the motion.**

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

**ESCROW REFUNDS**

- 1. Manhattan Management  
ZZ2011-2  
Amount Requested: \$1,164.00**

**Mr. Shultz made a motion to refund the escrow for application ZZ2011-2 and Mr. Jesuel seconded the motion.**

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

**PENDING ITEMS**

- 1. Bee Dee Associates  
ZZ2012-3  
73 & 79 Hartford Road – Block 120, Lots 40 & 42.01  
Bulk & Use Variances Certificate of Nonconforming Use, Amended Site Plan  
Public Hearing: 6/17/14**

**ADJOURNMENT**

**Mr. Shultz Made a motion to adjourn at 9:39 PM and Mr. Jeney Seconded.  
Motion passed with a unanimous voice vote.**

*\*\*\*It is the adopted policy of the Delran Township Zoning Board of Adjustment that no new application will begin after 9:30 p.m. and the meeting shall conclude at 10:00 p.m. Any remaining items on the agenda will be scheduled for the next regular scheduled meeting. \*\*\**