

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
JULY 16, 2013 – 7:00 PM
MINUTES**

The Delran Township Zoning Board regular meeting of Tuesday, July 16, 2013, was called to order by Mr. Gonzaga at 7:10pm 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: Mr. Fox, Mr. Gonzaga, Mr. Myers, Mr. Kohli, Mr. Schultz and Mr. Smith

Absent: Ms. Parento

Professionals: Mr. Sitzler, Boar Solicitor, Mr. Combs, Board Planner and Mr. Hall, Board Engineer

OATH OF OFFICE

Joseph Jesuele Jr.

The Oath of Office was administered to Joseph Jesuele Jr. by William Sitzler, Board Attorney.

RESOLUTIONS

Resolution ZZ2013-04

Judith Matthews

ZZ2013-0

Block 115, Lot 4.01

Variance, Fence

Mr. Schultz made a motion to approve Resolution ZZ2013-04 and Mr. Smith Seconded.

Voted in the Affirmative: Mr. Gonzaga, Mr. Kohli, Mr. Myers, Mr. Schultz and Mr. Smith

Abstained: Mr. Fox

Resolution ZZ2013-05

Gary Vencius

ZZ2013-05

Block 151 , Lot 20

Variance, fence

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**Mr. Schultz made a motion to approve Resolution ZZ2013-05 and Mr. Smith Seconded.
Voted in the Affirmative:** Mr. Gonzaga, Mr. Kohli, Mr. Myers, Mr. Schultz and Mr. Smith
Abstained: Mr. Fox

Resolution ZZ2013-06

Carol & Steve Neubauer
ZZ-2013-0
Block 119.01, Lot 12
Variance, Fence

**Mr. Schultz made a motion to approve Resolution ZZ2013-06 and Mr. Myers Seconded.
Voted in the Affirmative:** Mr. Gonzaga, Mr. Kohli, Mr. Myers, Mr. Schultz and Mr. Smith

Resolution ZZ2013-07

Montessori School
ZZ2013-0
Block 177, Lot 16.02
Appeal of Administrative Decision

**Mr. Schultz made a motion to approve Resolution ZZ2013-07 and Mr. Myers Seconded.
Voted in the Affirmative:** Mr. Gonzaga, Mr. Kohli, Mr. Myers, Mr. Schultz and Mr. Smith

PUBLIC HEARINGS

Frank Wigmore- Breeze Motors
ZZ2013-08
8010 Route 130 North, Block 120, Lots1, 2 and 3.

Dennis Germano, attorney for the applicant, requested a continuance due to improper noticing.
Request granted by the Board.

**Mr. Schultz made a motion to grant the continuance of the application and Mr. Smith
Seconded.**

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Voted in the Affirmative: Mr. Fox, Mr. Gonzaga, Mr. Kohli, Mr. Myers, Mr. Schultz, Mr. Smith and Mr. Jesulele.

Bee Dee Associates

ZZ2012-03

73 & 79 Hartford Road – Block 120, Lots 40 & 42.01

Bulk and use variances, certificate of a non-conforming use, Amended site plan and amend3ed subdivision.

Terry Combs, Board planner stated that a revised plan had been submitted approximately 4 months ago. Mr. Combs stated that he finished the final review but not all the issues were addressed in the revised plans. His letter points out the outstanding issues. Mr. Combs also testified that he3 recommends that this application be deemed conditionally complete so as the applicant can come before the board and hopefully address all outstanding issues.

Mr. Fox made a motion to deem Bee Dee associates conditionally complete and Mr. Smith Seconded.

Voted in the Affirmative: Mr. Fox, Mr. Gonzaga, Mr. Kohli, Mr. Myers, Mr. Schultz, Mr. Smith and Mr. Jesulele.

Route 130 Empire LLC

Route 130 South and Carriage Lane

Block 9, Lot 75 and Block 9.03, Lot3

Minor Subdivision and Preliminary Site Plan

Completeness Review

Dennis Germano, Attorney for the applicant, Robert Stout, engineer for the applicant. Mr. Germano stated that the application is for a subdivision and preliminary site plan approval. The site is an 8.5 acre lot. Half of the lot is in Cinnaminson Township and the other half is in Delran. This lot is in the industrial zone. The applicant wishes to create a retail property on this lot. The uses are that are proposed are a coffee /bakeshop, Chipotle and a Burger King. Along the back will be small retail stores. The back section does not have any proposed tenants at this time.

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Mr. Stout states the waivers that are requested.

Engineer Report:

1. # 26 – Phasing: Mr. Stout stated that there will not be any phasing. The entire project will be built at one time.
2. Contours with 200 feet of the tract.
3. Boundaries of wooded areas and trees over 6 inches in diameter.
Terry Combs requested a plan showing all trees over 6 inches weather to be removed or not.

Marlow Smith questioned the uses that are proposed for the Cinnaminson side.

Bob Stout started that there is not a plan at this time for that side of the property. There are sewer issues that have to be planned out before any projects can be planned, but at some time hopefully this will become one entire retail site.

Terry combs recommended that the traffic study for this project be submitted to the Traffic Consultant.

4. # 38- Street Names. No new street names are proposed.
5. New lot and block numbers. The applicant wishes to keep the original lot number.
6. # 6-Preliminary architectural plans- Mr. Stout stated that the applicant can't have architectural until tenants are chosen because franchises tend to have their own style of building.
7. #17- Subdivisions by deed. Bryan hall requested that there needs to be a legal description.
8. # 42- Solid waste management. Mr. Stout stated that all lots will have their own trash enclosure, block and solid doors. Recycle will also be contained inside this enclosure.
9. #43- Preliminary sign. All traffic control signs are shown at the current time, but until tenants are chosen the signage for the buildings cannot be depicted.
10. # 44 Sight triangles. Mr. Stout testified that all landscaping is out of the sight triangle area.
11. # 45- Vehicular circulation. Bryan Hall requested that circulation arrows need to be shown on the plan.

Planner Report:

1. #9 –Key map. Mr. Stout stated that the key will be added.
2. Signature block. Will be added.
3. Note for plan delineation for deed restrictions. The restrictions that are current do not apply to this use.
4. # 27 –Plan to show property owners within 200 feet.
5. # 28 and environmental issues. Mr. Stout stated that there not any environmental sensitive issues; wet lands etc. Mr. Combs request that information be added to the plan.

Mr. Schultz made a motion to approve the completeness with conditions for Route 130 Empire LLC and Mr. Myers Seconded.

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Voted in the Affirmative: Mr. Fox, Mr. Gonzaga, Mr. Kohli, Mr. Myers, Mr. Schultz, and Mr. Smith.

****NO PUBLIC FOR PUBLIC PORTION**

MINUTES

June 18, 2013

Mr. Schultz made a motion to approve the regular meeting minutes from the May 21, 2013 meeting and Ms. Parent Seconded.

Ayes: 6

Nay: 0

BILL LIST

(See attached)

Mr. Fox made a motion to approve the regular meeting minutes from the May 21, 2013 meeting and Mr. Myers Seconded.

Voted in the Affirmative: Mr. Fox, Mr. Gonzaga, Mr. Kohli, Mr. Myers, Mr. Schultz, and Mr. Smith.

MATTERS FOR DISCUSSION

Hyperion Tree Service, Inc.

ZZ2012-11

27-29 Hartford Road- Block 120.07, Lots 32 and 32

Use variance, Minor Subdivision (consolidate lots), preliminary and Final Site Plan

Hyperion had submitted revised plans and escrows were current but a large amount of time had passed since their last appearance in front of the board, so Mr. Sitzler recommended that they re-notice and at this time it was less the 10 days .Mr. Hall, Board Engineer made the applicants attorney aware that they would not be on the agenda for July.

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ADJOURNMENT

There being no further business to discuss, M s. Parento made a motion to adjourn the Delran Township Zoning Board regular meeting of June 16, 2013, at 9:00_pm and Mr. Kohli. With all present voting affirmatively, the motion was carried; so ordered Mr. Gonzaga.

Respectfully submitted,

Sheri Hannah, Secretary
Zoning Board