

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
AUGUST 20, 2013 – 7:00 PM
MINUTES**

The Delran Township Zoning Board regular meeting of Tuesday, August 20, 2013, was called to order by Mr. Shultz at 7:10pm in the Delran Township municipal building.

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

ROLL CALL

Present: Mr. Fox, Mr. Myers, Mr. Kohli, Ms. Parento, Mr. Schultz and Mr. Jesuele.

Absent: Mr. Gonzaga, Mr. Smith

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

OATH OF OFFICE

Michael Starke

The Oath of Office was administered to Michael Starke by William Sitzler, Board Attorney.

PUBLIC HEARINGS

Hyperion Tree Service, Inc.

ZZ2012-11

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

John Clarke, attorney for the Applicant. Mr. Clark stated that back in march the applicant was given preliminary approval and they are back now for Final approval. The two outstanding issues were the size of the proposed sign and the other issue was the driveways.

Jeff Fazlor, engineer for the applicant, Tom Holback- applicant/ owner, John Pagnakof- planner, all sworn in by William Sitzler, Board Attorney.

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
AUGUST 20, 2013 – 7:00 PM
MINUTES**

Mr. Clark testified that the two driveways are warranted for ingress and an egress. This would make better flow of the property with the large equipment that will be entering and leaving the property.

Mr. Pagankof- applicant's planner stated the three variances.

1. Driveways
2. Signs
3. 25 foot required side yard buffer

Mr. Pagankof stated that the original sized of the sign was 68 square feet. The new proposed sign will be 40 square feet, not including the supports. The sign has been moved to be within the ordinance setbacks. The variance needed would be for the supports because it would add to the sign size.

Exhibit A-1- color rendering of plan.

Mr. Pagankof stated that the original plan showed that the applicant was going to eliminate one of the driveways. This would create a larger bugffer that is needed. After reviewing the plan the Applicant decided to keep both driveways to create better circulation of the site. The applicant plans to add more plantings along the one side to create more substantial buffer. The proposed buffer is 10 feet but Mr. Pagankof stated that they could probably extend it a few more feet if the board requests it. There is not much of a view from the north side so no extensive planting will be done.

The applicant plans to add a chain link fence to the property. This will be for security reasons. The gates will slide open. This fence will fence in the rear part of the property. The applicant agrees to make the fence a black coated fence so that it will blend into the property.

Jeff Fazlor- Engineer for the applicant stated that the basin that will be installed will be approximately a foot and a half at peak, before it would start to discharge. This basin will be very shallow.

Mr. Holbeck- owner of the business testified that there is not a lot of activity on this property at this time. They are clearing the property and removing a lot of debris that was left by the previous owner. He also stated that there is an above ground tank that is empty and at some time will be removed.

Mr. Pagankof reviews the letter from the Fire Marshall. He states that the Fire Marshal stated that either one or two driveways will be acceptable.

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
AUGUST 20, 2013 – 7:00 PM
MINUTES**

- **Ms. Parento made a motion to approve two driveways with less than 300 feet of frontage and Mr.Jesuelle Seconded.**

Voted in the Affirmative: Mr. Fox, Mr. Kohli, Mr. Myers, MS. Parento, Mr. Schultz, Mr. Starke, and Mr.Jesuelle

- **Mr. Estelle made a motion to approve the 68 square foot sign where 40 square foot is permitted and Mr. Myers Seconded.**

Voted in the Affirmative: Mr. Fox, Mr. Kohli, Mr. Myers, MS. Parento, Mr. Schultz, Mr. Starke, and Mr.Jesuelle

- **Ms. Parento made a motion to approve the 10 foot buffer where 25 foot is required and Mr.Jesuelle Seconded.**

Voted in the Affirmative: Mr. Fox, Mr. Kohli, Mr. Myers, MS. Parento, Mr. Schultz, Mr. Starke, and Mr.Jesuelle.

- **Ms. Parento made a motion to approve the Final Site Plan with the following conditions and Mr.Jesuelle Seconded.**

More plantings in the 10 foot buffer zone

A BLACK vinyl fence

A waiver to not enclose the basin

Additional plantings on the other side of the property.

Voted in the Affirmative: Mr. Fox, Mr. Kohli, Mr. Myers, MS. Parento, Mr. Schultz, Mr. Starke, and Mr.Jesuelle

- ***Recess called at 8:05pm***
- ***Meeting resumed at 8:10pm***

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
AUGUST 20, 2013 – 7:00 PM
MINUTES**

**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**

Dennis Germano, Attorney for the applicant, due to the late hour requested a continuance until Sept meeting.

-Mr. Fox made a motion to continue The Route 130 Empire LLC application until the September 17, 2013 meeting and Mr. Myers Seconded.

-Voted in the Affirmative: Mr. Fox, Mr. Kohli, Mr. Myers, MS. Parento, Mr. Schultz, Mr. Starke, and Mr. Jesuelle.

**Simon & Shuster Inc.
ZZ2013-09
100 Front Street
Block 10, Lot 1, 2, 4 and 5
Variance, Completeness review**

Terry Combs, Board Planner stated that he had spoken to the applicant's attorney and was advised that Simon and Shuster would not be attending the meeting and that they will be submitting revised plans as per the professionals review letters.

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

Patrick McAndrew, Attorney for applicant.

Frank Wigmore and Ryan Wigmore sworn in by William Sitzler, Board Attorney.

Mr. McAndrew stated that this application for A non-conforming use. It was a permitted use at one time. Mr. Wigmore went into the Zoning office to apply for a zoning permit to allow him to have a car rental business within his car sales showroom. The ordinances apparently changed in 2006 that makes rental a non-conforming use. Mr. Wigmore has been renting cars since 1975. At this time Mr. Wigmore wants to

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
AUGUST 20, 2013 – 7:00 PM
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have Hertz rental cars to take over that part of his business. There is already space within the building for this use. There will be no change in the operation. Mr. Wigmore stated that he has had approximately 50 rentals at all times and Hertz will be following with that.

Mr. McAndrew discussed the exhibits that show that it has been rentals for quite sometime.

Exhibit A-1- 2010 Delran Mercantile License

Exhibit A-2 -1979 and 1998 Delran Township Mercantile License

Exhibit A-3 – 2010 State License

Exhibit A-4 – Photo of sign that rentals listed on it

Mr. Wigmore stated that his son, Ryan Wigmore now operates the business. Also there will not be any additional construction to accommodate Hertz.

Mr. Combs, board Planner asked if there was a sign permit for the sign on the building. Mr. Wig more stated that he had been in front of the board back in 1975 for a use variance and an approval was given for the use. The original was replaced and does not recall if he applied for that permit.

Exhibit A-5 – Site Plan from 1997

Mr. Wigmore stated that there will be approximately 50 cars on his property at all times. That will include sales and rentals.

Mr. Combs stated that the way the cars are going to be placed on the property needs to be designated on the plan. Also those cars cannot be [placed in the site triangle that is located on the property also the cars that have been parked in the ROW in front of the building. Mr. Combs recommended an updated plan be a condition of the approval, also a floor plan of the interior of the building.

Ms. Parento made a motion to approve the continuance of a non- conforming use of sales, service and rentals, with the rental fleet not to exceed 50 cars, with the conditions of an update site plan and elevation plans of the building and signage that will conform to the Delran Township Ordinances and Mr. Kohli Seconded.

Voted in the Affirmative: Mr. Fox, Mr. Kohli, Mr. Myers, Ms. Parento, Mr. Starke, Mr. Schultz, and Mr. Jesuele.

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
AUGUST 20, 2013 – 7:00 PM
MINUTES**

****NO PUBLIC FOR PUBLIC PORTION**

MINUTES

July 16, 2013

Mr. Fox made a motion to approve the regular meeting minutes from the July 17, 2013 meeting and Mr. Jesuele Seconded.

Ayes: 6

Nay: 0

BILL LIST

(See attached)

Mr. Fox made a motion to approve the bill list and Ms. Parento Seconded.

Voted in the Affirmative: Mr. Fox, Mr. Kohli, Mr. Myers, Ms. Parento, Mr. Schultz, and Mr. Jesuele.

MATTERS FOR DISCUSSION

**Harvey Berk c/o Manhattan Management
ZZ2012-9
3001 Route 130 South- Block 9, Lots 33,34,43,44 and 45
Final Site Plan
No new business for discussion**

ADJOURNMENT

There being no further business to discuss, M s. Parento made a motion to adjourn the Delran Township Zoning Board regular meeting of August 20, 2013, at _pm and Mr. Kohli. With all present voting affirmatively, the motion was carried; so ordered Mr. Shultz.

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
AUGUST 20, 2013 – 7:00 PM
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Respectfully submitted,

Sheri Hannah, Secretary
Zoning Board