

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
SEPTEMBER 16, 2014 – 7:15 P.M.**

OPEN PUBLIC MEETINGS ACT

The Delran Township Zoning Board of Adjustments regular meeting of Tuesday, September 16, 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, Mrs. Parento, Mr. Schultz, Mrs. Wuebker, Mr. Jeney and Mr. Smith.

Absent: Mr. Gonzaga Mr. Jesuele. ,

Professionals: William Sitzler, Board's Esquire; Terrence Combs, PP, Board's Planner; and Sheri Hannah, Board's Secretary.

PUBLIC HEARINGS

- 1. Florence Guzik
ZZ2014-07
214 Main Street- Block 17, Lot 6
Bulk Variance**

Florence Guzik and Robert Guzik, sworn in by William Sitzler Board Attorney.

Jeffrey Snow, Attorney for the applicant.

Mr. Snow stated that the property is located at 214 and 216 Main Street in Delran, the R-2 zone. This property is one lot with two dwellings. The application to be able to expand the rear dwelling. This will require a rear yard variance to permit 2 feet where 25 feet is required. There is also a pre-existing condition of the lot being 12000 square feet where 15000 are required in the zone.

The front structure was built in 1942 and the structure in the rear was built in 1938.

Exhibit A-1- bills from 214 Main Street
Exhibit A-2 – bills from 216 Main Street

The addition to the structure will be to the back corner.

Mr. Schultz asked why the need for the addition. Mr. Snow stated that Ms. Guzik will move to the rear property and her niece will be occupying the front property.

Mrs. Wuebker stated that she had visited the site and asked if the garden in the front yard will be moved? Ms. Gusik stated that the garden will be removed. Mrs. Wuebker also asked why the addition would not be placed on the other side of the structure. Ms. Guzik testified that she didn't believe that there would be enough room.

There will be a chain link fence with the slats for privacy. There is no detriment to the impervious coverage.

Walt Bauer, Fire Marshall, dated July 7, 2014. Site plan review letter. Mr. Bauer stated that the fire access to this property is good. Mr. Bauer requested that the addition be moved forward 8 feet so as that if there was a fire it would be easier for the fire department to contain that fire.

A-3 – Fire Marshall letter and drawing.

Mr. Snow testified that the applicant doesn't want to move the addition forward because she feels it will create too much dead space.

OPEN TO THE PUBLIC

No comment from the public

Mrs. Wuebker stated that she feels that the addition will be an improvement. Even though this is unique situation she feels that it seems that things are going back in this direction.

Mr. Schultz testified that he feels the same. He said that he does not feel real strongly about the Fire Officials letter.

Mr. Combs questioned if there would be any restrictions on the property as per renting or occupying the property. After a short discussion the board that there should not be any restrictions.

Mrs. Wuebker made a motion to approve a lot size variance for 12,000 square feet where 15,000 are required. Also a front yard setback of 17.75 where 25 feet is required. A rear yard setback of 10 feet and 2 feet for the existing building where 30 is required. A side yard setback of 5.12 feet where 10 feet is required. A density variance of 7.2 where 4.3 is required. A porch variance that is less than 15 feet. An accessory structure to be set back less than 15 feet. A reduction in the side yard and rear setback that is less than 15 feet and Mr. Jeney Seconded.

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

- 1. Bee Dee Associates
ZZ2012-3
73 & 79 Hartford Road – Block 120, Lots 40 & 42.01
Bulk & Use Variances Certificate of a Nonconforming Use, Amended Site Plan**

Mr. Pinto, Attorney for the applicant requested to be continued to the next meeting because there was not a full board.

Request granted.

MINUTES

1. Zoning Board Regular Meeting – June 17, 2014

Mrs. Wuebker made a motion to approve the minutes from the June 17, 2014 meeting as presented and Ms. Jeney Seconded.

Voted in the Affirmative: Mr. Smith, Ms. Parento, Mrs. Wuebker and Mr. Jeney.

1. Zoning Board Regular Meeting – August 19, 2014

Mr. Jeney made a motion to approve the minutes from the August 19, 2014 meeting as presented and Ms. Wuebker Seconded.

Voted in the Affirmative: Mr. Schultz, Ms. Parento, Mr. Smith, Mrs. Wuebker and Mr. Jeney.

MATTERS FOR DISCUSSION

The board had a lengthy conversation in regard to the administrative procedures of the board. The board feels that 2 more members needs to be appointed because it is not good practice to have to hold application because there is not a full board. Also Name plates, mail boxes and changing the application process so that everyone would get a full set of plans for each application. The board agreed to continue the conversation at the next meeting.

ADJOURNMENT

Mr. Smith made a motion to adjourn the meeting at 9:12 PM and Mr. Jeney Seconded.

Motion passed with a unanimous voice vote.