

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
REGULAR MEETING MINUTES
SEPTEMBER 4, 2014 – 7:30 P.M.**

The Delran Township Planning Board regular meeting of Thursday, September 4, 2014, was called to order by Mr. Brady at 7:30 pm, in the Delran Township municipal building.

The Open Public Meetings Act Announcement was read by Mr. Brady and the pledge of allegiance was performed.

ROLL CALL

Present: Mr. Brady, Mr. Morrow, Mr. Catrambone, Mr. Cathel, and Mr. Hejnas Mrs. Rovinsky Mr. Singer.

Absent: Mr. Williams, Mr. Diehl, Mr. Porecca and Mr. Belin.

PUBLIC HEARINGS

- 1. Paula Pinho
PP2014-2
Block 2, Lot 1
41-43 Alden Ave
Minor Subdivision**

Jeffrey Snow, attorney for the applicant
Paula Pinto, 41 Alden Ave
Maria Pinto, 43 Alden Ave.

Mr. Snow stated that his applicant is requesting waiver for check list item 28.

Mr. Morrow made a motion to grant the waiver and Mr. Catrambone Seconded. Voted in the Affirmative: Mr. Brady, Mr. Morrow, Mr. Catrambone, Mr. Cathel, and Mr. Hejnas Mrs. Rovinsky Mr. Singer.

Mr. Snow testified that the applicant wishes to subdivide the property. Sisters currently occupy the property but maybe sometime in the future one may want to sell and if they subdivision is granted they will be able to do that.

The dwelling is a twin structure.

This subdivision will create 2 lots, one lot will be 9925 square feet and the other will be 9875 square feet. Each property has its own address and always has. Mr. Snow also stated that there are many undersized, non-conforming lots in the area.

Mr. Snow stated that will all the other under sized lots in the area this subdivision will not create any detriment.

Mr. Pettit, Board planner, questioned the fencing that is proposed.
Ms. Paula Pinho stated that she would like to construct a 6 foot privacy fence that would attach to the 4 foot chain-link that already exists.
Mr. Pettit suggested that maybe the fence to be installed be dropped down to 4 feet along the front yard. Ms. Pinho stated that the only 6 foot fence will be along the rear of the property.

The side yard variances requested is 0 feet where 10 feet is required. With the house being pre- existing, the variance is warranted.

Mr. Mason asked if the subdivision be filed by deed and that the lot numbers are confirmed by the Tax Assessor. Mr. Snow stated yes and that there will be no deed restrictions.

Mr. Catrambone asked if it was a raised rancher, Ms. Pinho testified yes.

Mr. Catrambone made a motion to approve the subdivision and variances requested and Mr. Hejnas Seconded.

Voted in the Affirmative: Mr. Brady, Mr. Morrow, Mr. Catrambone, Mr. Cathel, Mr. Hejnas, and Mrs. Rovinsky Mr. Singer.

MINUTES

1. Regular Meeting – June 3, 2014

Mr. Hejnas made a motion to approve the minutes from the June 5, 2014 meeting as presented and Mr. Morrow Seconded.

Motion passed with a voice vote.

Abstained: Mr. Catrambone and Mr. Singer

Regular meeting – August 7, 2014

Mr. Cathel made a motion to approve the minutes from the August 7, 2014 meeting as presented and Mr. Hejnas Seconded.

Motion passed with a voice vote.

Abstained: Mrs. Rovinsky and Mr. Singer.

OPEN TO THE PUBLIC

No comment from the public

ADJOURNMENT

Mr. Morrow made a motion to adjourn at 7:51PM and Mr. Cathel seconded.

Motion passed with a unanimous voice vote.