

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

**The Delran Township Zoning Board of Adjustments regular meeting of Tuesday, November 18, 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. Jesuele., Mrs. Parento, Mr. Schultz Mr. Smith, and Mr. Gonzaga.

**Professionals:** William Sitzler, Esquire, Board's Esquire; Terrence Combs, PP, Board's Planner; Joseph Raday, PE, Board's Engineer; and Sheri Hannah, Board's Secretary.

**RESOLUTIONS**

- ZZ2014-08**  
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**

**\*\* Tabled until the January 20, 2015 meeting**

**Mrs. Wuebker made a motion to table Resolution ZZ2014-08 until the January 2015 meeting and Mr. Jeney Seconded**  
**Motion passed with a unanimous voice vote.**

- ZZ2014-09**  
2. **Fat Albert's Billiards, LLC**  
**4000 Route 130 North**  
**Block 107, Lot 2 & 2.01**  
**Variance**

**Mr. Schultz made a motion to memorialize Resolution ZZ2014-09 and Mr. Smith Seconded**

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

**Resolution ZZ2014-10**

**3. Tom & Karen Davis**

**Mr. Schultz made a motion to memorialize Resolution ZZ2014-10 and Mr. Jesuele Seconded**

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

**Abstained:** Mr. Smith

**PUBLIC HEARINGS**

**1. Red Lobster Restaurant  
Block 9.02, Lot 60.02  
Route 130 South  
Sign**

- **Carried until the January 20, 2014 meeting.**

**Mr. Schultz made a motion carry the application until the January 2015 meeting and Mr. Smith Seconded**

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

**2. Shailesh Doshi  
Block 118.03, Lot 7  
28 Inverness Drive  
Enclosed Porch**

**Mr. Doshi and Mr. Barry Much were sworn in by William Sitzler, Board Attorney.**

Mr. Much stated that Mr. Doshi owns the property at 28 Inverness Drive and has lived there for 14 years. The applicant wishes to enclose the existing elevated deck to an enclosed 3 season room. The enclosure will be 16 foot by 12 foot deep. The existing foundation structure will be approximately 8 feet from the rear property line.

The existing structure is dilapidated and is need of repair. Mr. Much corrected himself to say that from the house to the rear property line is 22 feet. Also he reiterated that the structure is actually 16 feet by 10 feet.

Mr. Jesule explained the zoning of the Grande development in regard to some easements were given of 10 feet from property lines.

Mr. Much explained that the footprint of the deck will be the same.

Mr. Schultz stated that he recalls that some of the applications that have come from this area were reviewed by the Township Council.

Mrs. Wuebker spoke of how this structure may impact the neighbor behind Mr. Doshi. They already have an addition to that house and with Mr. Doshi building out that far that it may be too close.

Mr. Much stated that the distance from the neighbor's addition in the rear to Mr. Doshi's, it will be greater than 20 feet.

Mr. Jesule asked if it was possible to see if the neighbor had followed the proper process to be able to build the addition that was added to that structure.

Board Secretary left the meeting to look for any permits or board applications for the property in the rear of Mr. Doshi. The Board reviewed the information.

Mr. Much explained that Mrs. Doshi has severe allergies and she cannot enjoy the deck as it is. If they enclose it she will be able to go into the 3 season room.

Mr. Doshi stated that there is a 6 foot privacy fence in the rear of his property.

Mrs. Wuebker had expressed that she feels as though an 8 foot setback will be too close to the property behind Mr. Doshi.

Mr. Sitzler reviewed the newspaper notice again to find that it read that the applicant is requesting a 10 foot rear yard setback. The application also reads 10 feet. Mr. Sitzler stated that the approval that can be given is for 10 feet only.

Recess

Mr. Sitzler stated that there was a brief recess for the applicant to confer with his builder as to how to proceed.

The applicant has decided to adjourn until the February meeting so that he can request an 8 foot rear yard setback.

**Mr. Jesuele made a motion to rescind the previous motion for an 8 foot setback and Mr. Jeny seconded.**

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

**Mr. Jesuele made a motion to grant a variance for a 10 foot rear yard setback where 20 feet is required and Mr. Schultz seconded.**

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

**MINUTES - October 21, 2014**

**Mr. Schultz made a motion to approve the minutes from the October 21, 2015 meeting as amended and Mr. Jeney Seconded**

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

**Abstained:** Mr. Smith

#### **MATTERS FOR DISCUSSION**

Terry Combs, Board Planner spoke about the meeting with Simon and Shuster and that they will be looking to come before the board in January.

#### **ADJOURNMENT**

**Mr. Schultz made a motion to adjourn at 9:11PM and Mr. Jeney Seconded.  
Motion passed with a unanimous voice vote.**