

**DELRAN TOWNSHIIP  
ZONING BOARD  
MUNICIPAL BUILDING  
REGULAR MEETING MINUTES  
DECEMBER 20, 2018 – 7:00 PM**

**OPEN PUBLIC MEETINGS ACT**

The Delran Township Zoning Board meeting of Thursday, December 20, 2018 was called to order By Mr. Jeney at 7:00PM, in the Delran Township Municipal Building

The Open Public Meeting Act Announcement was read by Mr. Jeney and the Pledge of Allegiance was performed.

**ROLL CALL**

**Present:** Mr. Jeney, Mrs. Parento, Mr. Hewko, Mr. Anderson, Mr. Khinkis

**Absent:** Mr. Smith, Mr. Lyon

**Professionals:** Mr. Olizi, Attorney

**NEW APPLICATION**

**Bee Dee  
73 & 79 Hartford Road  
Block 120, Lot 40 & 42.01  
ZZ2018-02  
Minor Site Plan**

Mr. Jeney stated that the applicant has requested the application be carried over until the February 21<sup>st</sup> meeting.

**OPEN TO PUBLIC**

**Mr. Hewko made a motion to open the meeting to the public. Seconded by Mr. Khinkis.**

Motion carried with a unanimous voice.

There was no one from the public at this time.

**CLOSE TO PUBLIC**

**Mr. Khinkis made a motion to close to the public. Seconded by Mr. Hewko.**

Motion carried with a unanimous voice.

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**MINUTES**

The minutes were not prepared from September 20, 2018 & October 18, 2018 and were carried over to the next meeting.

**RESOLUTION**

**Resolution # ZZ2018-01  
Dunkin Donuts – GNJ Inc.  
Kalpesh Shaw  
Block 115, Lot 32  
4009 Bridgeboro Road  
ZZ2015-10  
Use Variance**

**Mr. Anderson made a motion to adopt Resolution # ZZ2018-01 as written. Mrs. Parento seconded. The results are as follows:**

**AYE:** Mr. Jeney, Mrs. Parento, Mr. Hewko, Mr. Anderson

**Absent:** Mr. Smith, Mr. Lyon

**Abstain:** Mr. Khinkis

**Resolution # ZZ2018-02  
Dunkin Donuts – GNJ Inc.  
Kalpesh Shaw  
Block 115, Lot 32  
4009 Bridgeboro Road  
ZZ2015-10A  
Use Variance**

**Mr. Khinkis made a motion to adopt Resolution # ZZ2018-02 as written. Mr. Hewko seconded. The results are as follows:**

**AYE:** Mr. Jeney, Mrs. Parento, Mr. Hewko, Mr. Anderson, Mr. Khinkis

**Absent:** Mr. Smith, Mr. Lyon

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**Resolution # ZZ2018-10  
Advocare, LLC  
3104 Bridgeboro Road  
Block 118, Lot 2  
ZN 2018-08  
Use Variance**

**Mrs. Parento made a motion to adopt Resolution # ZZ2018-10 as written. Mr. Anderson seconded. The results are as follows:**

**AYE:** Mr. Jeney, Mrs. Parento, Mr. Anderson

**Abstain:** Mr. Khinkis, Mr. Hewko

**Absent:** Mr. Smith, Mr. Lyon

**Resolution # ZZ2018-11  
Hunters Glen Apartments  
3001 Route 130 S.  
Block 9, Lot 44 & 45  
ZZ2017-01  
Phase IV-B Section 1  
Final Site Plan**

**Mrs. Parento made a motion to adopt Zoning Resolution ZZ2018-11 as written. Mr. Anderson seconded it. The results are as follows:**

**AYE:** Mr. Jeney, Mrs. Parento, Mr. Anderson

**Abstain:** Mr. Khinkis, Mr. Hewko

**Absent:** Mr. Smith, Mr. Lyon

**COMMENTS**

**Mr. Hewko** asked why Bee Dee backed out on their application tonight. Mr. Olizi stated that they were not ready and that there were a lot of issues still open.

**Mr. Hewko** asked if we will have new reports from the professionals. Mr. Olizi stated that the applicant need to supplement the site plan to address the issues that the engineers have not had answered. If they don't, the board will need to make a decision. Mr. Jeney stated that in the summer, the engineers did go out and made notes but they should go out again. It doesn't appear everything was corrected.

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Ms. Phillips stated that Mr. Olizi asked her to ask the Zoning Officer to go out to inspect the property, take pictures and report back. He stated that he had no pictures, nothing was up to par; they were still parking in the wetlands. It was what he observed.

**Mr. Olizi** said to make sure that the zoning officer has permission to go out there. **Mr. Hewko** said that the fire marshal had a lot of trouble going back there.

**Mr. Jeney** stated that will put something in writing requesting a written report.

**Mr. Khinkis stated** if they haven't complied with any of the requirements, does it make sense to hear them.

Mr. Jeney stated that they have complied with some. The gentleman who was in front of them is the son of the original **owner**. I think he's trying to sell. They had a for sale sign for **a while**. Mr. Khinkis asked whether they have bonds sitting with **the township**. Ms. Phillips said that's all cleared.

**Mr. Jeney** said that originally they were very difficult to work with but after the last couple of sessions we told them that we want to go in order and that you must answer the questions in the order that the professionals made their statements. **Mr. Khinkis** stated that the only concern he would have are the items previously brought to the board that were requested to be changed that were not changed and then they came back asking for something completely different.

Ms. Phillips asked who he was referring to; the professionals? **Mr. Olizi** stated that they provided a new site plan that addressed some of the issues. **Mr. Olizi** said, for the time being let's just leave it alone and make sure that there is a follow up by the professionals with a written report.

Ms. Phillips stated that she spoke with both parties. When we had the hearing, Mr. Raday said that they were going to stop the hearing and come back after both engineers had a chance to talk, which has not been done. The applicant could not afford to bring their engineer along to the meeting. Ms. Phillips stated that when they talked to her and Mr. Raday, they were told what the board was looking for. They did correct some of items.

Mr. Raday stated that there were provisions for them to clarify all the preexisting conditions and stipulations that were granted the first time around.

Ms. Phillips stated that they did. She said Mr. Winckowski, the Township Engineer went out and the only item not addressed was the fence and the reason they didn't is that they wanted to move the fence back. That was the only outstanding item from the original, which is why they are coming back.

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Mr. Olizi stated that we need Joe to look at it & he can tell us the recommendations.

Mr. Jeney asked if there were any additional items to discuss. The next meeting will be January 17<sup>th</sup>.

**Adjournment**

**Mr. Hewko made a motion to adjourn the meeting at 7:20, Mr. Khinkis seconded it.  
The results are as follows:**

Motion carried with a unanimous voice vote.

Respectfully submitted,

Kathy Phillips, Secretary,  
Planning & Zoning