

**DELRAN TOWNSHIP  
ZONING BOARD  
ZOOM WEBINAR MEETING  
REGULAR MEETING MINUTES  
FEBRUARY 17, 2022 - 7PM**

**OPEN PUBLIC MEETINGS ACT**

The Delran Township Zoning Board regular meeting of Thursday, February 17, 2022 was called to order by Mr. Mormando at 7:00 PM in a Zoom Webinar meeting.

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

**OATH OF OFFICE**

David Kalmes – Alternate #1 was sworn in by Ms. Lou Garty

**ROLL CALL**

**Present:** Mr. Mormando, Mr. Merced, Mrs. Parento, Mr. Anderson,  
Mr. Chascsa, Mrs. Iezzi, Mr. Moore & Mr. Kalmes

**Professionals:** Lou Garty, Attorney, Ed D’Armiento, Engineer & Marty Truscott,  
Planner

**GENERAL DISCUSSION**

**Mr. Merced made a motion to adopt Resolution 2022-12, Establishing Rules Concerning Meeting Decorum and Procedures from the Council meeting. Mr. Anderson second it. The results are as follows:**

Motion passed with a unanimous voice vote.

**NEW APPLICATION**

**Steven Stypinski  
150 Oxford Road  
Block 170, Lot 1  
ZN 2022-01  
Bulk Variance**

Mr. Steven Stypinski owner of the property was sworn in. He is before the Board asking for relief from the ordinance of a side yard setback on the northern side of the property. They are going to demolish the existing garage and build a 2-car garage with a Master suite above it. In addition, they are looking to enclose the back yard with a 6’ solid vinyl fence. They are on a corner lot and they are asking relief in order to push the fence as close to the sidewalk as possible. Knowing they have some in ground utility issues, they

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are thinking that they will have to place the fence about 3 to 4 feet off the sidewalk. Due to the placement of the house, it has caused some pie shaped areas with the addition and it will make a portion of the addition encroach 2 feet into the 10' side yard setback.

Mr. D'Armiento, Board Engineer, referred to Exhibit A-1, rendering of the Site Plan, which was included in his submission, shows how it will look with the said addition. Mr. D'Armiento stated that he would recommend that the Applicant provide more details about the privacy fence; were it is supposed to be installed and also provide a Grading and Draining Plan to ensure that the draining along the side property line is not affected by the addition. Another thing he recommended of the Applicant was an existing verse's proposed lot coverage for the premise in order to make sure that it is in conformance with the Municipal Ordinance: not being greater that 50% of coverage.

Mr. Marty Truscott, Board Planner stated that the existing home has a non-conforming front yard setback. When the addition is done, that will also be non-conforming. The proposal is 28.38 feet on Oxford Road where the required setback is 35 feet. This will need a variance along with the side yard setback variance requested. He asked for the Applicant to provided an Architectural showing the addition of the Master Suite in order to make sure they don't exceed the height limit.

Ms. Garty asked for the Applicant to explain why he is in need of a Variance for the side yard setback for the 6-foot fence and also, about the Master bedroom that it will be just that. Mr. Stypinsky stated that it will be a Master bedroom with a walk-in closet and a large bathroom. There will be no exterior entrance in the addition that would lead to the Master suite. He will keep the height under the required height limits.

Mr. Bauer stated that he doesn't believe that the addition would impose any negative impact on the adjacent structure. He has no objection to approve the Applicant's side yard Variance.

Ms. Garty swore in Mr. Bauer, Fire Official for the Township.

Mr. Stypinski stated that the fence is required to contain the 2 dogs that they have and it allows their 2-year-old daughter to be safe while playing in the yard. They have a deck on the rear of the house and since they are on a corner, he would like the fence to also provide a little privacy when entertaining guests in the back yard. Mr. Stypinski stated that if the Board was asking for his 6-foot fence to have 1 foot of lattice around the top then he wouldn't be opposed to it. Providing details on the type of fence at this time might not be doable. With the supply chain issues, he might not be able to get what he

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chooses 9 months down the road. Mr. Stypinski stated that the fence will not be in the site triangle at the intersection of Windmoor and Oxford. As for the Grading and Drainage Plan, he doesn't feel that it is necessary. He doesn't have any water issues now and doesn't perceive to have any after the addition. The addition will have gutters where the water will flow down to an underground drainage pipe. There is a natural swale in between the properties now. A berm of landscaping and after the addition is complete, he will be installing the solid vinyl fence between the properties, not a wood one that's there now.

**OPEN /CLOSE TO THE PUBLIC**

Mr. Mormando opened the testimony to the public. Mr. Kelly & Ms. Closson who live at 169 Oxford, were sworn in by Ms. Garty. Mr. Kelly stated that they have a similar situation with their Master bedroom above their garage since it was questioned in the testimony about having a bedroom above a garage. There were no other public comments. Mr. Mormando closed the public portion.

**Mr. Anderson made a motion to approve the Bulk Variance application for the demolition of the existing garage, to build a 2-car garage and a Master bedroom suite with a bathroom above that along with the 3 variances. One for the side yard setback, one for the front yard setback and one for the 6' privacy fence side yard setback. Mrs. Parento second it. The results are as follows:**

**Aye:** Mr. Mormando, Mr. Merced, Mrs. Parento, Mr. Anderson,  
Mr. Chascsa, Mrs. Iezzi, Mr. Moore

**Abstain:** Mr. Kalmes (Alternate Member)

**NEW APPLICATION**

**Scott Kelly & Ashley Closson  
169 Oxford Road  
Block 169, Lot 15  
ZN 2022-02  
Bulk Variance**

Mr. Scott Kelly & Ms. Ashley Closson were sworn in. They explained from exhibit A-1 Site Plan that they are building a Cabana in the rear yard where they presently are having the inground pool being built. Their house sits straight on the property but their property line is diagonal where it is wider in the front and angles in at the rear yard area. With the cabana being placed where they would like it, it causes it to be in the

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side yard and rear yard setback. They are concerned with the safety if it had to be moved closer to the pool. Exhibit A-2 is the Cabana building details. Mr. Kelly stated that at the one end there will be a bar area with a sink and the other end will be a Golf Simulator. The Cabana will be enclosed. It will be 15' x 28' x 11'. The height of 11' will be at the buildings highest point in the front where there will be an overhang with soffit lights directed down and the roof will have a gradual slope down going towards the back.

Mr. Bauer, Fire Official stated in his letter that he will have no objection to this location, if the wall along the fence included a layer of 5/8" sheetrock. Mr. Kelly agreed to that.

Mr. D'Armiento asked that they provide the Drainage Plan. Mr. Kelly stated that they have drain pipes around their entire property. They tend to get a little run-off water from the neighbor's yard. It collects in catch basins underground and remains on site through an infiltration process. They will provide the plan from the pool company.

Mr. Truscott stated that this isn't a hardship application but a C2 Variance which the Board reviews the benefits of the application variance, whether it is better planning verses any detriment and weights the two. The Accessory Structures not to exceed 25% of the rear yard area in the R-1 zone. He also stated that since it will not be 15' from the rear, that it will require the 2 variances. One for the side yard and one for the rear yard, Mr. Kelly agreed to that.

**OPEN/CLOSE TO THE PUBLIC**

Mr. Mormando motioned to open up to the public. There were no hands raised to ask question. Mr. Mormando closed the public portion.

**Mr. Chascsa made a motion to approve the application with the conditions for the variances stated in the testimony. Mr. Anderson second it. The results are as follows:**

**Aye:** Mr. Mormando, Mr. Merced, Mrs. Parento, Mr. Anderson,  
Mr. Chascsa, Mrs. Iezzi, Mr. Moore

**Abstain:** Mr. Kalmes (Alternate Member)

**MINUTES**

Regular meeting minutes from October 21, 2021 (Carried over)  
Regular meeting minutes from Re-Org January 20, 2022

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**Mr. Merced made a motion to approve the Re-org minutes from January 20, 2022 Zoom meeting as written. Mr. Anderson second it. The results are as follows:**

**Aye:** Mr. Mormando, Mr. Merced, Mrs. Parento, Mr. Anderson,  
Mr. Chascsa, Mrs. Iezzi, Mr. Moore

**Abstain:** Mr. Kalmes (Alternate Member)

**OPEN /CLOSE TO PUBLIC**

Mr. Mormando opened it to the public, seeing no hands raised, he closed the public portion of the meeting.

**ADJOURNMENT**

**Mrs. Iezzi made a motion to adjourn the meeting at 8:45pm. Mr. Anderson second it. The results are as follows:**

Motion passed with a unanimous voice vote.

Respectfully submitted,

Kathy Phillips,  
Zoning Board Secretary