

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING MINUTES
MUNICIPAL BUILDING
JULY 19, 2018 – 7:00 PM**

OPEN PUBLIC MEETINGS ACT

Delran Township Zoning Board regular meeting of Thursday, July 19, 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, Mr. Smith, Mrs. Parento, Mr. Hewko & Mr. Anderson
Absent: Mr. Lyon, & Mr. Khinkis
Professionals: Albert Olizi, Attorney, Joe Raday, Engineer

DISCUSSION

Charles Pizzichello
273 Tenby Chase Drive
Block 150, Lot 05
ZN2018-05
Bulk Variance

Mr. Olizi, Attorney swore in Mr. Charles Pizzichello owner of the property at 273 Tenby Chase Drive, Delran, NJ 08075. Notices were reviewed and complete for this application. The Board deemed this application complete in order to move forward.

Mr. Pizzichello stated that he moved in Delran in the Milbourn model about 2 years ago. When they were looking at homes, they liked that model in spite of the kitchen in those homes being pretty small. He walks around town and has spotted several homes that are their same style with an addition on the kitchen. He would like to build a 14' x 12' breakfast room in the rear in order to hold his table.

Currently his setback for the rear property is 35'. He is asking the Board to consider allowing him to reduce it to 21'. That is roughly 14' difference. Mr. Pizzichello gave a brief description of the proposed addition. It's going to be an A frame gable structure with a large double window, 60" in height.

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There are 2 windows on either side. The floor will meet the floor in the kitchen so no step down. He is opening the current room 8' leading to the nook area. In the basement, the window that exist will be enlarged to be the opening to the crawl space making it 14' x 12'. The addition will only be for the furniture no cabinets or anything like that.

The vent is an old vent that he will eliminate. The thing that looks like a sensor is an outside is an electrical outlet. Which will be relocated.

The Fire Department stated that there would be no issues that he can see.

With this addition, it meets the intent of the zoning code which meets uniformity and consistency in the zone and is still with-in the limits of impervious coverage.

Exhibit A-1 will be the application along with all the attachments and scope of work will be exhibit A-2.

OPEN TO THE PUBLIC

Mr. Smith made a motion to open to the public. Mr. Anderson seconded it.

There was no one from the public there.

CLOSE TO THE PUBLIC

Mr. Anderson made a motion to close to the public. Mr. Smith seconded it.

Mr. Jeney asked for a motion to approve the application for the Bulk Variance.

**Mr. Hewko made a motion to approve the application for a Bulk Variance.
Mr. Smith seconded it. The results are as follows:**

AYE: Mr. Jeney, Mr. Smith, Mrs. Parento, Mr. Hewko & Mr. Anderson

ABSENT: Mr. Lyon & Mr. Khinkis

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There was no one from the public there.

CLOSE TO THE PUBLIC

**Mr. Hewko made a motion to close to the public. Mr. Smith seconded it.
The results are as follows:**

Motion passed with a unanimous voice vote.

Mr. Raday wanted to mention that they have reached out to Bee Dee Engineer & scheduled a meeting to discuss the outstanding items in the old resolution. They are actively pursuing that.

ADJOURNMENT

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

Motion passed with a unanimous voice vote.

Respectfully submitted,

Kathy Phillips, Secretary
Planning & Zoning Board

