

**DELRAN TOWNSHIP  
PLANNING BOARD  
MUNICIPAL BUILDING  
REGULAR MEETING MINUTES  
12/6/2018 – 7:00 PM**

**OPEN PUBLIC MEETINGS ACT**

The Delran Township Planning Board meeting of Thursday, December 6, 2018 was called to order by Mr. Cathel at 7:00pm, in the Delran Township Municipal Building.

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

**ROLL CALL**

**Present:** Mr. Cathel, Mr. Russell, Mr. Catrambone, Mr. Morrow, Mr. Hejnas & Mr. Khinkis

**Absent:** Mrs. Rovinsky, Mrs. Kolodi, Mr. Singer, Mr. Parento, & Ms. Pomeranz

**NEW APPLICATION**

**Pegasus Realty Group, LLC  
Paradise Properties FSC, LLC  
4000 Route 130 N (Heritage Square)  
BLK 107, Lot 2  
PN2018-05  
Minor Site Plan with Variances Completeness**

Jonas Singer, Attorney and part owner of the property, appearing on behalf of applicant Pegasus Realty Group LLC. Mr. Singer stated that this request is for a minor subdivision of Lot 2 , Block 107 which is currently a free standing, one story building that was a restaurant formerly occupied by Chili's. The application does not request any additional improvements to the site as depicted on the plans filed. It does create a variance for lot coverage and frontage along Route 130. Since no improvements are requested we believe that the benefits of allowing the subdivision out way any detriments. We have received the planning and engineering and we agree to the changes.

- I had a chance to talk to the applicants Engineer prior to the hearing and they did agree to all the comments in the letter. We discussed the variance for the minimum lot frontage and impervious coverage. They will also add the signature blocks. There are no future improvements submitted at this time and we have received the Delran Fire Marshall's letter. Mr. Cathel? asked Mr. Singer if he believes they will need DOT approval.

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Mr. Singer stated that he asked his engineer and they think a letter of exemption or letter of no interest will be requested. Mr. Singer stated that they will provide the Township with that letter.

Mr. Cathel? said that the only other comment was the access easement for the sidewalk along the frontage. Mr. Singer stated that they agree with the recommendations. They will file a plan that shows all the easements.

Ms. Apte, Planner, stated there are a few items which are covered in the CME Associates letter dated 11/27/18. In terms of completeness, if they could provide the Board with a copy of any deed restrictions and easements because of access to Lot 2.02. Mr. Singer stated that he will provide that information.

Ms. Apte stated that lot 2.01 is not part of the application but when it comes to the free standing signage off of Route 130 is there an existing agreement or understanding for having that signage on another property. Mr. Singer stated there is a pole that had a sign with Chili's name on it which is still on the lot. Ms. Apte stated that she is talking about the sign that is located on Patient First's lot but references the businesses within the strip mall. Mr. Singer stated that the pylon sign will remain on lot 2, which is owned by the center. Ms. Johnson? asked who owns the sign. Mr. Singer said the shopping center owns it. Mr. Catrambone stated that he is not clear which lot the sign is on since it is all part of lot 2. Mr. Singer stated that it will be on lot 2.01. When 2.01 was subdivided it left the pylon sign with lot two (the mother lot) Mr. Catrambone asked if the mother lot owns all the roadways. Mr. Singer stated yes, the access road and the road into the Target parking lot will be owned by lot 2.

Ms. Apte stated that is why they requested copies of the access easements. Ms. Apte stated that they are requesting variances for the lot coverage and frontage for both lots but there were two additional variances that were noted in their memo and had to do with the parking setbacks. Ms. Apte stated that the parking already exists and they are not proposing any site improvements but because of these lot lines these variances are created on proposed lot 2.02. Mr. Singer agreed.

Mr. Catrambone asked if these variances are preexisting or being requested this evening.

Ms. Apte stated that they are being requested due to the new lot line creation.

Ms. Johnson asked if the lot coverage, frontage and parking setbacks are the only variances requested. Ms. Apte stated yes. The memo does note a variance for proposed lot 2 but that is a typo and the variance already exists. Mr. Catrambone stated he is interested in where the mother lot will continue. Mr. Raday? explained the lot lines for the mother lot and the proposed

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new lot on the plans. Mr. Catrambone asked that they be provided the plans in a pdf version instead of a scanned copy.

There were no comments from the professionals or board members.

**Mr. Cathel asked for a motion for completeness. Mr. Morrow made a motion for completeness, Mr. Khinkis seconded the motion. The results are as follows:**

**Ayes:** Mr. Cathel, Mr. Russell, Mr. Catrambone, Mr. Morrow, Mr. Hejnas & Mr. Khinkis

**Absent:** Mrs. Rovinsky Ms. Kolodi, Mr. Singer, Mr. Parento, Mrs. Pomeranz

**Mr. Cathel asked for a motion for approval including the variance for the parking setbacks, lot coverage and frontage. Mr. Khinkis made a motion, seconded by Mr. Catrambone. The results are as follows:**

**Ayes:** Mr. Cathel, Mr. Russell, Mr. Catrambone, Mr. Morrow, Mr. Hejnas & Mr. Khinkis

**Absent:** Mrs. Rovinsky Ms. Kolodi, Mr. Singer, Mr. Parento, Mrs. Pomeranz

**MINUTES**

Regular meeting minutes from September 6, 2018

Regular meeting minutes from October 4, 2018

Regular meeting minutes from November 1, 2018

Approval of the minutes will be carried over to the January meeting.

**RESOLUTIONS**

**Resolution #PP2018-07 Completeness  
Delran Land Investment, LLC  
Stellwag Farms Redevelopment Plan  
Block 116, Lot 23  
Hartford & Bridgeboro Road  
PP2017-01  
Amended Preliminary Subdivision**

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**Mr. Cathel asked for a motion for approval of Resolution #PP2018-07, Delran Land Investment for completeness. Mr. Hejnas made a motion to adopt Resolution #PP2018-07 as written, seconded by Mr. Morrow. The results are as follows:**

Motion carried with a unanimous voice vote.

**Resolution #PP2018-08 Approval of Subdivision  
Delran Land Investment, LLC  
Stellwag Farms Redevelopment Plan  
Block 116, Lot 23  
Hartford & Bridgeboro Road  
PP2017-01  
Amended Preliminary Subdivision**

**Mr. Cathel asked for a motion for approval of Resolution #PP2018-08, Delran Land Investment , approval of subdivision. Mr. Morrow made a motion to adopt Resolution #PP2018-08 as written, seconded by Mr. Hejnas. The results are as follows:**

Motion carried with a unanimous voice vote.

**OPEN TO PUBLIC**

**Mr. Morrow made a motion to open to the public, seconded by Mr. Khinkis. The results are as follows:**

Motion carried with a unanimous voice vote.

**CLOSE TO PUBLIC**

**Mr. Catrambone made a motion to close to the public, seconded by Mr. Morrow. The results are as follows:**

Motion carried with a unanimous voice vote.

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**ADDITIONAL COMMENTS**

Ms. Phillips stated that there will be two applications scheduled for after the reorganization meeting. They are Braga Construction, Moreland Drive, and Pereira, Chester Avenue both for minor subdivisions. The Reorganization meeting is January 3<sup>rd</sup>. Victor Realty will hold off submitting the application until after the reorganization meeting, once the professionals are appointed.

Mr. Catrambone stated that Council will be holding their reorganization meeting and swearing in on January 2<sup>nd</sup> if anyone wishes to attend.

**ADJOURNMENT**

**Mr. Khinkis made a motion to adjourn the meeting. Mr. Morrow seconded it. The results are as follows:**

Motion carried with a unanimous voice vote.

Respectfully submitted,

Kathy Phillips, Secretary  
Planning & Zoning