

**DELRAN TOWNSHIP  
PLANNING BOARD  
MUNICIPAL BUILDING  
REGULAR MEETING MINUTES  
JANUARY 7, 2016 – 7:30 pm**

**OPEN PUBLIC MEETINGS ACT**

The Delran Township Planning Board regular meeting of Thursday, January 7, 2016 was called to order by Mr. Brady at 7:45pm, in the Delran Township Municipal Building.

The Open Public Meeting Act Announcement and the Pledge of Allegiance was not performed again due to being a back to back meeting with our reorganization meeting.

**ROLL CALL**

**Present:** Mr. Brady, Mrs. Rovinsky, Mr. Williams, Mr. Catrambone, Ms. Kolodi, Mr. Cathel, Mr. Diehl, Mr. Singer, Mr. Hejnas & Mr. Morrow.

**NEW BUSINESS**

Timber Ridge at Delran, LLC  
Block 116 – Lot 6, 7, 8 and 10.01 Plate 3  
Moorestown – Bridgeboro Road  
Application # PP2015-02 - Preliminary Major Subdivision

The applicant is proposing to develop a 76.429 acre parcel in the Township of Delran, and is seeking Preliminary Major Subdivision approval to allow for the construction of a proposed 111 lot subdivision inclusive of 108 residential lots, two open space lots to be dedicated to the homeowner's association, and one open space lot be dedicated to the Township. The parcel was formerly a part of the Willow Brook Country Club and maintains public road frontage along the eastern side of Moorestown-Bridgeboro Road and along the westerly side of Hartford Road. The parcel also lies adjacent to the Delran/Moorestown Municipal Border.

Mr. Brady, Chairman stated that the applicant is seeking a preliminary major subdivision approval. This will grant the applicant certain rights that relate to the layouts, design standard, health requirements, off-tract improvements and other considerations relevant to the overall design. Once they have preliminary approval they can move forward and address any open items & refine what is necessary to complete the plan for final approval.

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First order of business is to determine if application is complete along with the request of some checklist waivers. Board will decide whether to grant the waivers & if so they can move forward with the hearing. Clarification to the Chairman that public notice of the meeting has been provided as required as well as to all of the parties within 200 feet of the property.

Mr. Tim Prime, Attorney from Prime Law represents the applicant. The applicant is asking for checklist waivers on the following so application can be deemed complete for purposes of conducting a hearing for a preliminary review.

Check List Waivers:

1. Item 13 - Certification block as required by the Map Filing Law
2. Item 31 – Boundary limits, nature & extent of wooded areas, trees 6” diameter or greater within clearing limits & other significant physical fixtures.  
(Our office has no objection to a waiver provided that the applicant confirm the intent to comply with the applicable provisions of the Township’s Compensatory Planting Ordinance (310-48)).
3. Item 36 - Spot and finish elevations of all property corners, corners of all structures, paved areas, existing or proposed first floor elevations.
4. Item 38 - Proposed street names. (To be provided prior to Final Major Subdivision approval).
5. Item 39 - New block and lot numbers confirmed by Tax Assessor (to be provided prior to Final Major Subdivision approval).
6. Item 47 – Preliminary architectural plan and elevations.

**Mr. Morrow made a motion to grant the applicant checklist waivers for items #13, 31, 36, 38, 39 & 41. Ms. Kolodi seconded the motion. The results of the voting is as follows:**

**AYES: Mr. Brady, Mrs. Rovinsky, Mr. Williams, Mr. Catrambone, Ms. Kolodi, Mr. Cathel, Mr. Diehl, Mr. Hejnas & Mr. Morrow.**

**Nay: Mr. Singer**

**The motion was carried; Application deemed complete so ordered Mr. Brady**

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Mr. Tim Prime introduced their witnesses and Mr. Siciliano swore them in. Eric Ford, Representative of Timber Ridge Delran LLC, Developer, Rick Clemson, Project Engineer & Nathan Mosley, Traffic Engineer.

Mr. Prime gave a brief overview of the parcel of land that of which the description is in the beginning of the minutes. It is an age restricted development where at least one of the residence would be 55 years of age. The property is located in the Delran Township's age restricted residential cluster development zone. It is a completely conforming application where it meets the zoning district requirement exactly as designated and is a completely permitted use. A settlement agreement back in May 2009 on that property was agreed upon that the Township would re-zone the property to permit age restricted residential housing on the property. There will be no affordable housing to be constructed with this development.

The agreement of the settlement stated that the open space would be owned by the homeowners association including the 5 acre lot which is dedicated to Delran Township. These lots will be maintained by the association.

The one variance requested to the application is for the 5 acre lot dedicated to the Township. The zoning ordinance states that there was to be a required 50' width but there is only a 28.02' proposed on Hartford road.

There are 6 Design Waivers that the engineer touched upon:

1. Dedicating the necessary additional Right of Way to Hartford Road for the purposes of achieving the Right of Way width prescribed by Ordinance.
2. To allow a street jog with centerline offsets of less 125' between proposed road A & existing Sycamore Street, at Bridgeboro Rd. (CR#613). It should be noted that the final jurisdiction on the matter lies with the County.
3. From providing a sidewalks on Bridgeboro Road (CR#613). It should be noted that the final jurisdiction on this matter lies with the County.
4. From providing street lights at 200' on center on alternating sides of the street.
5. To allow shade tree spacing at greater than the required thirty (30) feet on center.
6. From documenting the removal of all trees over 5" in diameter and from providing compensatory plantings as required by Ordinance.

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The following items were discussed, some of which pertain to the Check List Waivers & Design Waivers:

Demolition Plan, NJ Residential Site Improvement Standards, Major Subdivision Plan & Zoning, Site Layout, Utilities, Lighting, Landscaping, Signs, Parking & Traffic, Environmental, Storm Water Management, Phasing Plan and Miscellaneous.

When the February meeting resumes, the Board will be able to review what was discussed and then make a decision on granting Preliminary Major Subdivision approval.

Mr. Catrambone had a question on the parking lot at the existing clubhouse. It tended to fill up with a lot of water. They stated that they will be making improvements by repaving it.

**OPEN TO THE PUBLIC**

Janis Powell 4308 Bridgeboro Road was sworn in by Mr. Siciliano. She was concerned about the amount of water that she already gets on her property and how this will bring more running water from the Moorestown side and down towards her house. She has pictures showing the ponding in her yard. She asks the Board to please consider this when making a decision.

Bruce Maute 4213 Bridgeboro Road was sworn in by Mr. Siciliano. He lives on the corner of Sycamore & Bridgeboro. He has 2 concerns. First the misalignment of the road. He stated that the amount of cars that come up and down Sycamore is at least 40 cars per day not what was stated by the engineer. He stated that if it can't be lined up that he prefers having it further apart because there is already a triangle problem to the opposite side of easement is a house with shrubs that obstruct view and they currently have to creep out to see if traffic is coming before preceding out and now with the new community, it's going to be even more chaotic with cars turning in every direction. The second issue he has is with the water. When it rains there is a lot of water already in his front yard & down Sycamore and now with a new road coming out onto Bridgeboro it will create more running water out to his property. Please keep in mind the both issues when making a decision.

Mr. Brady had a comment about the Storm Water Management plan. Ground water mounding increase in the water table into the detention ponds. Ground water mounding is usually associated with infiltration facilities. They don't have infiltration facilities at that site, no basements in the homes & they graded the site so it is raised up. The pond will draw the ground water towards it and not away from it.

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The developer stated that the facilities they are putting in the community will be above the means of what is standard. He's testimony stated that there is no inter connection from the Moorestown system to this one. He was involved with Moorestown when it was a golf course & there was always an issue with water there and believes the water issue has not gotten any worse from the development on the Moorestown side.

Pat McHugh sworn in by Mr. Siciliano resides at 4307 Bridgeboro Road across the street from Mrs. Powell. He sees that the rain has always been an issue by her property and his too. Next to him is green acres and everything gets buildup with rain including the Swedes Run Creek which runs thru there. He has lived there his whole life on 2½ acres and stated that the water building up in that location is horrible. Mrs. Powell will provide me with the pictures she has taken of all the water buildup & we will use them as an exhibit.

Ed Klump 3310 Bridgeboro Road, Amy Farms. Mr. Siciliano swore him in. He stated that he has maintained that property for 35 years. And has seen no change in mowing and maintaining the property since Moorestown side was developed. The detention basin in Moorestown is not flowing into Delran. He stated he will take pictures of his own and has invited to take Mrs. Powell to walk with him & show how the drain system in Moorestown works. Maybe it will shed some light on it. This property does handle a lot of water.

Mr. Brady said we will adjourn for the evening and stated that there is no additional notice for the continuing of this meeting which will be February 4, 2016 when we continue.

**Mr. Morrow made a motion to adjourn and Mr. Catrambone seconded it.**

**Motion carried with a unanimous voice vote.**